



2540 Empire Street – Features & Upgrades

Kitchen:

- Installed dishwasher & new microwave

Laundry Room:

- Brand new Washer & Dryer and built shelf

Exterior:

- New North side Fence
- Brand New Deck made of Composite Material (no stain required)
- Gas Line accessible to the back deck (to be verified if deemed important)

Interior:

- Natural Gas installed to property
- Gas Fireplace from HeatSavers installed in 2021
- All Hardwood (Fir) flooring refinished in 2021
- Murphy Bed installed in second bedroom (may be included with the sale but sellers may take it)

Pre-Ownership Features/Upgrades

- Low-E Windows
- Dining room with custom built in seating
- Granite & Quartz Kitchen with Island & European appliances
- New Roof
- 200 Amp electrical
- Fully encapsulated crawlspace
- Tankless hot water on demand

Miscellaneous Information:

- Shared Insurance policy for Strata. Seller's portion was \$1048.50 for 2025
- Garden has the following: figs, concord grapes, blackberries (non-thorn variety), lettuce, arugula, strawberries, sage, rhubarb, kale, lemon balm, mint, parsley & chives

*All notes above are for information purposes only and not to be relied upon. All information should be verified if deemed important.