

# 1409 E NEW YORK STREET

<i>Mechanical/System</i>	<i>Age</i>
Furnace: Gas	4 years
Central Air	3 years
Water Heater: Gas	6 years
Oven/Range	2 years
Refrigerator	2 years
Garbage Disposal	1 year
Washer & Dryer	2 years
Garage Door Opener	2 years

## *Improvements:*

- 2021: Garage Door Replaced
- 2022: Furnace Replaced
- 2023: AC Unit Replaced
- 2024: Half Bathroom Converted to Full Bathroom with Tub/Shower; New Stacked Washer and Dryer Installed; Garage Door Opener System Replaced; Refrigerator and Oven Range Replaced
- 2025: Garbage Disposal Replaced; Patio Door Replaced (Renewal by Andersen)
- 2026: Front Exterior Painted



## *Inclusions:*

- All Ceiling Fans & Light Fixtures
- All Window Treatments
- All Appliances including Washer & Dryer
- Water Softener

## *Exclusions:*

- Vivint Security System including Smart Doorbell, Alley Camera, 3 Glass Break Alarms, and 3 Door Sensors

## *Utility Information:*

- Water, Sewer, & Gas: Citizens, average \$141/month
- Electric: AES, average \$194/month
- Trash: Republic Services, \$120/year
- Recycling: Lakeshore Recycling Systems, 110.16/year
- Internet/Cable: AT&T



## *The Seller's Favorite Things About the Home:*

1. Tall ceilings throughout the home that make every space feel open and airy.
2. Walkable to local favorites like Highland Park, King Dough, 3 Dolls Bakery, Natural State, and more.
3. Original character details including entry pillars and pocket doors in the living room.
4. Neighborhood traditions like the Holy Cross Wine & Cheese Fest and Cottage Home Block Party.
5. Summer evenings spent relaxing or entertaining on the back deck.
6. The large primary walk-in closet.
7. Easy access to major highways for commuting around the city and suburbs.
8. Beautiful hardwood floors
9. A bike and walking path right outside your front door.
10. A rare 2-car garage for convenient downtown living.

