

1041 LONGBRANCH AVE — FEATURE SHEET

Extensive Upgrades • Modern Amenities • Turnkey Living

Interior Highlights

- **Full Kitchen Remodel (2020)**
- KitchenAid appliances
- Waterfall porcelain island
- Custom tile backsplash
- Soft-close drawers
- Delta faucet + stainless sink with integrated accessories
- Live-edge walnut shelves (one with hidden power)
- Cabinetry pre-wired for LED strip lighting (Philips Hue compatible)
- Lazy Susan corner cabinet
- Matching slab used in staircase display niche
- Stikwood shiplap accent wall
- **Complete Bathroom Remodels (2017)**
- Kohler San Souci toilet + bidet seat (upstairs)
- Schluter waterproofing system
- Pre-wired for LED strip lighting
- **Flooring & Finishes**
- LVP all upstairs (2020) — Farmstead Woods “Decatur”
- Laminate downstairs + staircase (2019)
- Updated lighting throughout
- Interior paint (2018)
- Storage & All bedroom closets remodeled with built-ins
- Under-stairs closet upgraded with drywall + lighting
- Two large hallway closets (up & down) + coat closet
- IKEA built-in storage/display systems (bedrooms & living room)
- **Additional Interior Features**
- Samsung electric washer & dryer included
- Overhead laundry cabinet + shelf
- Doggie door for small dogs
- Recessed lighting added to downstairs bedroom (2020)
- Vaulted ceilings upstairs (except bath + one bedroom)
- Large attic antenna + splitter for free OTA TV (wired to bedrooms)
- Water softener
- Wired smoke detectors in all bedrooms. Smoke/CO combo detectors wired in halls. Detector downstairs can be paired with bluetooth for music

- **Air conditioner (2017)**
- **Water heater (2023)** with pan

Exterior & Landscaping

- New water heater exterior doors
- **Brand New 30 Year Roof! Includes a 10-year workmanship warranty on installation.**
- Professional landscaping (2014) by Marval Landscaping
- Astro turf, pavers, concrete slab
- Proper drainage + drip irrigation
- Vinyl windows (2014)
- Exterior paint + extensive trim/vinyl plank replacement (2018)
- Termite fumigation (2018)
- New Exterior Water Heater Doors
- Desirable off-street location
- Rear home with excellent parking: 2 driveway + 2 garage

Garage Upgrades (2021)

- SLG polyaspartic floor coating (stronger than epoxy)
- GarageWorks / Gladiator slat system
- Additional hanging storage + cabinetry
- Ryobi garage door opener with attachments; tire inflator, a fan, and laser that assists with precise parking.
- Garage door features battery back-up to open door if power is out.

Smart-Ready Features

- Kitchen and upstairs bath pre-wired for LED strip lighting
- Smart doorbell wiring
- Hidden power outlet behind walnut shelf
- OTA antenna system with bedroom wiring