



## Property Features/Improvements List

Address: 873 Idaho Avenue West, St. Paul

### Improvements and features at 873 Idaho Avenue West:

- Multiple new windows installed by owner - Champion Windows. Many others updated by previous owner.
- Complete kitchen refresh including paint, new countertops, plumbing fixtures, backsplash, garbage disposal.
- Dishwasher and refrigerator replaced (2018)
- Air conditioner & furnace replaced (2020)
- New recessed lighting installed in main level hallway
- Crown molding and decorative chair rail installed in dining room
- Improved interior doors with custom millwork
- Some walls and ceilings skim coated for a pristine finish
- Dining room can be utilized as currently staged or as a 4th bedroom
- Custom millwork added in primary bedroom
- Lower level carpet replaced (2021)
- Wood-burning fireplace cleaned annually. New mantel added.
- Paint updated throughout home
- Drain tile and sump pump installed on back side of house (sump basket in laundry room)
- Bath fans added to main and lower level baths
- Light fixtures replaced throughout
- Two exterior patios within the fully fenced backyard
- Extensive landscaping with thoughtful planning that keeps the yard in bloom all spring and summer long!

