

Summary of 213 s Front St. A home with classic personality.

1. Front pole automatic night light. Entry roof valleys rebuilt and widened. Automatic flower watering system.
2. House restored to 1950's style. Completely updated.
3. Large living room, crown molding, windows fireplace and base trim. Cellular blinds on south windows. 2 automatic fan forced radiators. Portable air conditioner with quick install window exhausts kit.
4. Note, furnishings throughout can be included. Family crafts and personal items are not. Ask for details.
5. Large dining room and office area. Cellular blinds on south windows. 1 fan forced radiator.
6. Large completely updated 1950's style kitchen.
7. Lower bathroom has tiled, jetted tub with hand held or ceiling shower head.
8. Upper level. Sitting room. Large master bedroom. Walk in and wall closets. Baseboard heaters never used. Portable air conditioner with quick install window exhaust kit.
9. Mechanical. New commercial grade boiler with outdoor sensor and 1 degree thermostat swing for energy efficiency. Wood stove boiler with 12v backup for power outages. Automatic fan forced air circulates wood stove heat into house. Dutch upper door to trap heat. 2 cold air intakes allow Dutch door to be closed completely.
10. Utility room. Under sink whole house plant water hose. Built in freezer. Cutting board and ample cabinetry. Timer switch for parking area light. Window mount air conditioner.
11. Walkway. Motion sensor lighting. Fold down snow wall with redwood caps for summer. Storm doors at garage / house. Walkway becomes impassible in winter without these. Flat metal roof over garage valley and walkway to help snow slide off.
12. New commercial grade ice melt cable in gutters controlled by timers.
13. New underground lawn watering system. New sewer line from house to city.
14. South side. Automatic flower watering system. Automatic crawl space ventilation. Run for 2 months in spring to completely dry crawl space.
15. Garage. Automatic in floor heat system, maintains 41 degrees through winter. Less than 100 gal. propane per year. Utility sink and urinal. Wood stove with adjustable speed heat circulating fan. Large built in air compressor with plumped air throughout. Built in air exhaust fans. Built in vacuum system. Insulated walls and ceiling. Attic storage.
16. Additional information and schematics available for all systems.

4 ½ city lots @ 30K each = 135000

1512 sq ft garage @ 85 per sq. ft. = 128520

2400 sq. ft house at 200 per sq. ft. = 480000

Replacement cost 743520 divided by 2 = 371760