

# 7435 86TH AVE SE, MERCER ISLAND

## PROPERTY UPGRADES

### INTERIOR

- Stained glass decorative windows on each side of the front door.
- Replaced all interior doors
- New upgraded Wood Trim around all doors and windows (except dining room)
- Staircase handrail replaced ( from wood to metal)
- Double Glass Windows

### DINING ROOM/FAMILY ROOM/LIVING ROOM

- Shatterproof glass in the dining area.
- 2 gas fireplace inserts in family room (2014) and living room (2007)
- Decorative Stone wall around Family room fireplace

### PRIMARY BEDROOM AND BATHROOM

New skylights in primary bedroom and bathroom, upstairs hallway, guest bedroom, and bathroom.

New 12" by 40" window, north side; Master bedroom

Jacuzzi Bathtub installed in primary bathroom

Heated flooring in primary bathroom

## PLEASE, PHONE WITH ANY QUESTIONS

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### KITCHEN

- Wood flooring in kitchen installed in 2018
- New General Electric Kitchen Refrigerator (2023)
- Frigidaire Garage Refrigerator (2021)
- Newer Wolf Gas Stovetop (2015)
- New Kitchen Aid Microwave Oven (2021)
- New LG washing machine 2020

### OUTDOOR

- Sprinkler system installed in front and back yard in 2009.
- Recirculating Water Fall Pond with cement base & rockery installed with 21-foot stream. Installed by Marenakos Rock Center in 2006.
- New enlarged patio, encompassing circular patio off dining room and fireplace.
- Cement walkway installed from the patio up through the back of the yard, over the pond (bridge), and down into the lawn on the other side.
- Enlarged Cement outdoor entryway to the front door with decorative brick trim & step
- Leaf Guard gutter system.
- Brick wall installed around north side property, off the street.

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