

## ----- Property Highlights -----

Welcome to 2540 Regent Ave N! Beautifully renovated home with 3 bedrooms on one level, a brand-new kitchen with all the bells and whistles, a fun lower level family room with office space, mudroom area, and storage! You'll love the wooded setting across the street from Briarwood Nature Area and close to everywhere you need to be!

### Main Level Living

#### *Every room has been renewed and refreshed!*

- A short flight to the main living area of the home with high ceilings and loads of natural light
- The spacious living room boasts new engineered wood floors, fresh paint, and a large picture window
- The new mantle is crafted around the wood-burning brick fireplace
- To the side of the living room is the informal dining area with new lighting that's open to the kitchen
- The kitchen is a great size; brand-new and reconfigured. Plenty of cabinet space with soft-close doors, large subway tiled backsplash/wall and a breakfast bar. The solid-surface counters are beautiful.
- Whirlpool Stainless Appliances include: 5-Burner Gas Stove, Microwave, Side by Side Fridge, and Dishwasher
- You'll appreciate the deep stainless dual undermount sink and goose-neck Delta faucet
- Down the hall are 3 sizable bedrooms with wood floors and cordless window blinds
- The updated full bath offers new fixtures, lighting, refreshed tile and new toilet

### Lower Level Living

- This generous space boasts a sunny Family Room with brick wood burning fireplace, large picture window and fun chalk message board!
- Your own office space, game room or bonus room with egress is located adjacent to the family room
- The renovated and enlarged bathroom is now a  $\frac{3}{4}$ !
- Set in the laundry area is a dedicated mudroom with bench and coat hooks
- Brand new Kenmore front-load washer and dryer
- Loads of storage with several closets and storage areas including a cedar closet!

### General Information

#### **Mechanicals include:**

NEW Lennox forced-air furnace (2017) and A/C; AO Smith 40-gallon Hot water heater

- 2-car attached tuck-under garage with sprayed floor and work bench
- Large storage shed in the back yard
- All interior and exterior spaces have been freshly painted
- New wood, carpet and high-end vinyl flooring installed
- New lighting in every room
- New kitchen and bath fixtures
- New kitchen and  $\frac{3}{4}$  bathroom
- Roof replaced in 2008