



WEST HAVEN GROUP

ABOUT THE SUITE | 1975 STEPHENS

- 1/2 duplex style townhouse
- Completely renovated and re-designed
- 1702 sqft plus 320 sqft of outdoor space
- Huge open kitchen
- Custom maple cabinetry
- Ceasarstone countertops
- Complete Bosch appliance package
- Built-in office space off the kitchen
- Dining room that accommodates 10
- Striking 2-sided gas fireplace
- Spacious, bright living room
- 531 private master suite
- Full length closets spanning 1 wall
- Stunning en-suite with free standing tub, double vanity and seperate glass shower
- A bright office space off of the bedroom
- Rooftop deck with custom seating and mountain views
- Large double car garage with \$15,000 in custom storage

UPGRADES

- \$20,000 in garage upgrades: floor, work bench, power at work-bench, pro-slat walls, cabinets, over-head storage, and electric car charging plug, new pot lights and motion switch
- Commercial grade gas firepit downstairs (\$3,500 + \$1,000 hidden gas line install)
- Private fencing for patio, with integrated lighting & irrigation (\$7,000)
- Instant hot-water (\$1,500)
- Dining room chandelier electrical wiring with switch and light + drywall (\$3,500)
- HDMI/sound/power to recess mounted TV above fireplace + drywall repair (\$7,000)
- Electrical switch for BBQ patio light (\$350)
- Ring Doorbell (\$350)
- Ring Patio Floodlight on Privacy Switched circuit (\$650)
- Timer switches for the outdoor light programmed to go on at night (\$300)
- Nightlights in bathrooms and entrance hallway (\$225 installed)
- USB Power Plugs in Kitchen and Living Room (\$150 installed)
- New Carpet on Stairs and Master Bed / Office (\$10,000)
- Wallpaper and lights in Master Bath (\$3,000)
- Garden watering hose-line setup (\$1,000)
- Lights on motion switch in entry way closet (\$800)
- Lights on manual switch for bedroom closet (\$1,000)
- New DSC security system that can be monitored by any company (\$6,000)



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ABOUT THE BUILDING

- NUMBER OF FLOORS: **3**
- NUMBER OF STRATA LOTS: **3**
- MAINTENANCE FEE: **\$2,855 / year**
- PETS: **yes, unrestricted**
- RENTALS: **unlimited**
- DEPRECIATION REPORT: **no**
- Half a block to West 4th restaurants and shops and a few blocks to the water

AMENITIES

- Double car garage
- Custom storage in garage
- Electric car charging station

NOTES

- Total indoor/outdoor space: almost 2,400

