



1518 NE 17th Ter

LOCATION

Poinsettia Heights

PROPERTY SPECS

1,940 sf
3-Bedrooms
3-Bathrooms
Single car garage
Fully irrigated landscape
with well water
Concrete block construction

Designer Poinsettia Gem

This expansive home is located in the highly desirable neighborhood of Poinsettia Heights.

Fully renovated and modernized from top to bottom by Restore 818 Inc. Work completed includes:

- Open reconfigured floor plan
- All interior walls have been gutted down to the studs
- 90% of exterior walls gutted down to the block
- All new gleaming white rectified porcelain floors
- Three fully renovated baths each with its own unique style and impeccable tile craftsmanship
- Large centralized chef's kitchen at the heart of the home
- Gorgeous Quartz counter tops and designer cabinetry
- Samsung Chef Series stainless steel appliances
- Chrome plated solid brass Emtek door hardware
- Expansive private master suite
- Massive open living area with unobstructed views of the oversized backyard, perfect for the buyer looking to add their own flair with a new pool of their own design.*
- Real wood burning fireplace with real brick construction
- All plumbing above the slab replaced to current code. Brand new plumbing below slab in master bath.
- Electrical system upgraded to meet current code
- New heavy duty tank-less water heater
- New high efficiency AC system
- New impact windows and doors
- All new stucco exterior
- Brand new flat roof. Shingle roof just 3 years old.



Peace of mind

If you value peace of mind, you'll be excited to know . . .

- All work was completed with permits
- AC system carries 10-year manufacturer warranty
- Tank-less on-demand water heater carries 5-year warranty
- New commercial grade impact windows & doors carry 5-year warranty
- New flat roof carries 5-year guarantee against water penetration due to workmanship
- Materials and workmanship for all other restoration work completed carries 1-year warranty
- Roof and impact glass may provide substantial discounts on home owners insurance

If you're a discriminating buyer seeking a designer home, and don't want the headache of a \$150-\$200,000 renovations and months of dealing with unreliable contractors, this is the home for you.

You will not find another turn-key fully upgraded designer home like this in or around Poinsettia Heights. Don't miss your chance to purchase the affordable luxury you deserve.

Want to see the full transformation?

If you'd like to see the radical transformation from a dated ugly-duckling to the modernized beauty that could be your new home, take a look at the before-&-after video at:

<http://bit.do/1518-ne17th-terrace>

* Note on addition of a pool: although soil tests were not performed, Poinsettia normally dominated deep clean sand which makes for easy digging. That together with ample access to the backyard for equipment makes for a relatively simple pool installation.

