

**1940 15th Avenue SW
Albany, OR 97321
Special Features**

1910 Charm with Modern Amenities

◆ **Main System Updates**

- * Plumbing (2015)
 - ◇ New PEX plumbing in Laundry Room, Kitchen, and Bathroom, plus water service line and outdoor faucets
- * Electrical
 - ◇ New 200 AMP Service Panel (2019)
 - ◇ Bathroom wiring (2015)
- * Heating/Cooling
 - ◇ Zonal programmable Cadet Heaters (2019)
 - ◇ Electric Mini-split Heat Pump (2020) - 18k BTU, 20 SEER
- * Tankless Gas Water Heater ~ Remote controlled to set hot water temperature between 96 and 120 degrees.
 - ◇ Special safety feature ~ temperature cannot be increased once the set temperature of the water has been reached

◆ **Kitchen Renovation (2015)**

- * Dual tone cabinets with soft-close drawers
 - ◇ Benjamin Moore Advanced Paint: Uppers ~ white (base 1) / Lower ~ Hale Navy
- * Butcher block counters
- * Apron front farmhouse sink
- * Stainless steel gas range, hood, and refrigerator with bottom freezer
- * Astrogard Luxury Vinyl Plank (LVP) flooring

◆ **Bathroom Renovation (2015)**

- * Renovated down to the studs
- * Subway tile tub and shower surround
- * Fiber-Fab tub
- * Single vanity with storage drawers plus medicine cabinet and shelf
- * Low flow Toto Entrada toilet with soft close lid
- * Control for tankless water heater is located in the bathroom
- * Astrogard Luxury Vinyl Plank (LVP) flooring
- * Newer custom window with reeded glass

◆ **Gardens**

- * All organic gardening - no herbicides or pesticides
- * Pollinator garden bed
- * Pear, cherry, blueberry, variety of grapes (mostly wine varieties), and figs
- * Vacant city lot adjacent to property has been maintained by current owner for past 18 years

◆ **Miscellaneous**

- * Energy Efficient
 - ◇ Pacific Power: Highest seasonal consumption examples ~ Heating, November 2020 \$33 and Cooling, July 2021 \$17
 - ◇ Northwest Natural: Average \$12/mo (range, dryer, tankless water heater)
- * Gas shut off valve in corner of Dining Room is available for future use (*prior wall heater location)
- * Wall paint in Kitchen, Bathroom, Laundry Room and Hallway is Miller Paint ~ Acropure White in Eggshell finish
- * Covered breezeway could be converted back into carport with removal of trellis and partition