

# List of Updates & Improvements



📍 14425 235<sup>th</sup> St SE, Snohomish 98296

## Major System Updates

- Whole house automatic 20kW Generac generator on natural gas (2016)
- Basement furnace replaced (2025)
- Main level furnace with electronic air filter, heat pump, and air conditioning serviced (2025)
- Upstairs furnace with heat pump and air conditioning serviced (2025), with gas valve and flex line replaced (2026)
- Separate air conditioning systems for main level and upstairs serviced (2025)
- Hot water circulation pump installed for faster hot water delivery
- Lighting upgraded to LED throughout (2012 to 2014)

## Exterior Improvements

- Presidential 50 year roof in Shadow Gray with zinc strips added on the north side to help reduce moss
- New gutters, downspouts, and gutter shield filters (2023)
- New asphalt driveway with generous parking and turnaround space (2023)
- Deck resurfaced (2017 and 2025)
- Glass deck railing installed (2017)
- Stucco inspected and touched up (2025)
- Front door refinished, slate cleaned and sealed
- Front patio includes irrigation connections for potted plants

## Interior Enhancements

- New carpet and padding (2026)
- Custom mudroom cabinetry and countertop added (2021)
- Custom basement wet bar cabinetry and countertop added (2021)
- Kitchen countertops updated (2021)
- Heated tile or stone flooring in the primary bath, basement bath, recreation room, and wine room
- Kitchen appointed with pot filler, double electric ovens, gas range, instant hot faucet, and built in bar seating
- Built in ceiling or wall speakers in several main living spaces, including the office, great room, dining areas, and primary suite

## Comfort, Convenience & Utility Features

- Private well water service
- Septic system, seller reports regular maintenance and pumping every 3 to 5 years depending on occupancy
- Two laundry locations, mudroom and upper laundry room
- Heated floors in select spaces
- Natural gas hookups for barbecue and basement patio use
- Multiple exterior water spigots, including tempered water spigots
- Hunter controlled multi zone sprinkler system
- Hardwired security system with two control panels
- Tech panel in pantry with POE router and Philips Hue hub
- Attic exhaust fan for summer cooling efficiency

# Included Items

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📞 (425) 466-1000 ✉️ tony@windermere.com



## Built in features, systems, and installed items

- Whole house 20kW Generac generator
- Mounted TV in great room
- Built in live edge shelves in great room
- Built in bar stools in kitchen
- Kitchen tech panel, including POE router and Philips Hue hub
- Security system control panels
- Ceiling and wall speaker systems where installed
- Ceiling fan and associated remote in great room
- Fireplace controls and wall thermostats
- Wet bar cabinetry and bar fridge
- Microwave at basement wet bar
- Projector wiring panel in theater room
- Automatic attic exhaust fan
- Nest doorbell
- Keypad garage entry
- Irrigation and sprinkler system components
- Natural gas BBQ hookup and basement patio gas hookup

## Appliances

- Gas range with dual fuel double electric ovens
- Refrigerator
- Dishwasher
- Washing machine in upstairs laundry
- Gas dryer in upstairs laundry room

## Furniture and items seller indicates will stay

- Front patio bench, potted plants, table, and chairs
- Mudroom corner floor shelf or baskets
- Dyson vacuums in mudroom
- Great room couch and 2 chairs
- Great room wall clock
- Kitchen table and chairs
- Back deck patio furniture and umbrella
- Formal dining table, chairs, and hutch
- Formal living room couches and 3 coffee tables
- Upstairs balcony plaid chair and table
- Primary bedroom glass desk
- Primary bedroom bed and dresser
- Bedroom 2 bed and dressers
- Bedroom 3 crib and cube shelves
- Theater room TV
- Two black rocker gaming chairs in theater
- Wine room table, 2 chairs, and wine rack
- Gym equipment, excluding the Power Plate
- Recreation room air hockey table
- Recreation room foosball table
- Recreation room dart board
- Recreation room blue couches
- Bedroom 4 dresser and closet unit
- Basement patio potted trees, patio furniture, and golf green
- Two queen beds and dressers upstairs
- Under stair extra tiles, wood floor planks, and grout