

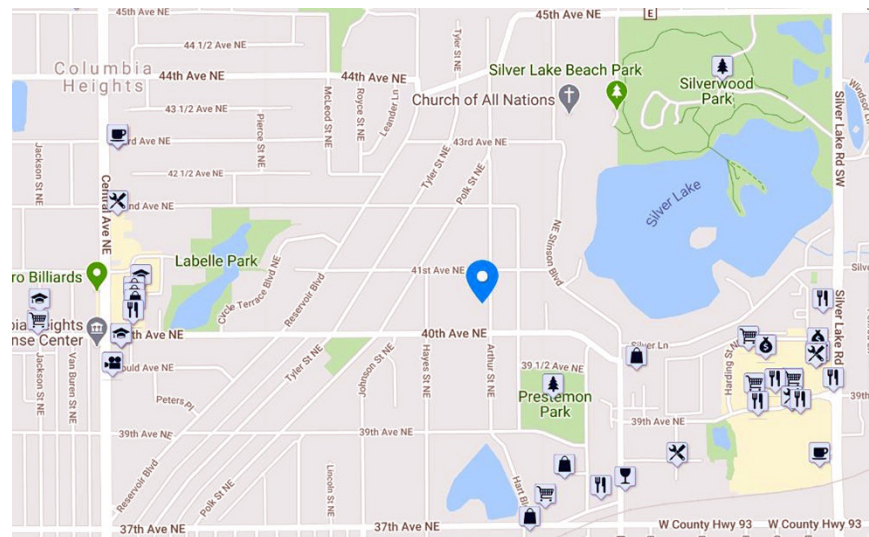
4028 Arthur Street NE, Columbia Heights

from the seller



What I like about the neighborhood

- Neighbors are respectful, friendly and are mostly younger families
- Neighbors are quiet at night
- Neighbors take care of their lawns and homes
- No street lights nearby make it easier to sleep
- The property is located in the highest neighborhood around town
- Near freeways and shopping, but far enough away to not be reminded they're there



Updates/Improvements

- Re-glazed the windows for increased energy efficiency and looks better
- Updated paint in basement main room
- Power washed exterior of house
- LED bulbs throughout house
- Carpets professionally cleaned
- Installed newer dryer
- Had kitchen cabinets professionally enameled
- Added red oak flooring in the kitchen to match the rest of the house
- Sanded and refinished oak floors with satin polyurethane
- Replaced two fence posts; fence is now in good shape and fence door opens smoothly
- Recently trimmed large branches on backyard trees to protect electrical, phone, and cable lines



Average Utility Costs

- Electricity: \$77/month
- Gas: \$51 per month