

Rehab and Full Systems Summary

1314 Harrison Street

Rehab item/area	Summary of items completed and ages of systems
Built	1880
Roof	Age not known 10+ years remain. Nice shingles and in good condition
Siding	House is aluminum. Replaced some sections of siding a. Wrapped windows, doors, fascia, and soffit with aluminum b. Pressure washed and repainted portions of the house
Windows	Vinyl windows. Some existing, some new
Electrical	Modern electrical. Separate 100A breaker and box for each side.
Plumbing	Modern Plumbing. Several updates done a. Added plumbing for top unit laundry b. Replumbed the kitchens and baths
Driveway	Replaced gravel driveway with concrete.
Hot water heater	Both were manufactured in mid 2015. Installed 2015/2016
Furnace	1 new high efficiency furnace installed in 2021, the other is relatively new.
AC	New central AC systems for both units
Flooring	New luxury vinyl plank throughout both units
Kitchen	New cabinets, counters, sinks, & appliances in both units
Bathroom	New tub, vanity, mirror, lights, & flooring in both units
Appliances	a. New washer and dryer in both units b. New kitchen appliances for both units
Paint and Trim	New paint throughout.
Other	New interior & exterior doors, lighting, mini blinds, door/drawer hardware, GFIs, window screens, replaced rear deck/landing
Taxes	\$1,940 currently and expect this to be similar after receiving expected tax abatements. This is about a \$4,000 tax savings PER YEAR for 10 years compared to a property that has not had a similar, major, renovation.
Layout	This is a top/bottom duplex. Both units can be accessed through the front porch, which is inside the front door. The bottom unit has three large bedrooms, two large living areas, and full-sized bathroom. Off the kitchen is a drop zone with the washer/dryer and back door. The basement entrance is also located in the kitchen. The upstairs unit is a little smaller with 3 bedrooms and one large living area. There is a also a full sized bathroom and a stackable washer and dryer