

FEATURES & UPDATES

3831 NE Azalea Street, Hillsboro, OR 97124

- Kitchen - All new and relocated to what was originally the family room
 - Soft-close drawers and doors
 - multiple soft-close pull-outs
 - 36" pantry cabinet
 - under cabinet LED lighting
 - Quartz countertops
 - Garden window above sink
 - Recessed LED lighting
 - All new stainless steel appliances
 - Bosch 5-burner gas range with convection oven and warming drawer
 - Bosch ultra quiet dishwasher
 - KitchenAid french door refrigerator
 - Chimney style vent hood
 - GE microwave
- Updated Master Bathroom
 - Tiled custom shower
 - Moisture sensor exhaust fan
 - New double vanity
- Dining Room - Now where the kitchen was
 - French doors to backyard
 - New ceiling fan with remote
 - Recessed, dimmable LED lighting
- Solar panels - Grid-tied 4.5 kw solar array and inverter leased from solar City in 2013. 20 year transferable lease. Current lease rate \$40 per month.
- Flooring - Wide Plank 3/4" solid oak hardwood in all rooms except kitchen and bathrooms which have tile.
- Furnace - 96% efficiency Rheem gas furnace installed in 2013
- Garage Door - New insulated garage door and new Linear brand belt-drive opener installed in 2013
- Front door - New fiberglass front entrance door and screen door installed in 2014
- Updated insulation - Professional insulation of floor in crawl space and 12" additional insulation to attic in 2014
- Attic Ventilation - Replaced attic fan 2014. Added extra under-eave vents to improve attic ventilation in 2015
- 4 solar tubes installed in 2015
- Queen size Murphy bed in smallest bedroom (to stay). Anchored to wall with extra supports installed during 2018 remodel.

- Exterior updates
 - Planted 4 semi-dwarf fruit trees (2 apple, Asian pear, peach) 2017
 - New 8 x 8 greenhouse with automatic vent 2017
 - Front and back yard supplemented according to permaculture principles to create beginnings of a food forest. No lawn maintenance required!
 - 2 x 55 gallon rain barrels at each corner of the house connected to downspouts (440 gallons total storage). Any excess overflows to street.
 - Added herb spiral and small frog pond in backyard 2017.