



The renovated kitchen opens to a large back deck through the glass-walled space now used as a laundry. Garden beds and a concrete basketball pad offer recreation options. A daylight basement with 3/4 concrete floor provides storage and workshop space.



The MLS shows 3 bedrooms, however, currently the 2nd floor is one large master suite, probably the biggest in Mordecai. It is the dream realized by the sellers who remodeled 3 bedrooms into one large space 31x14.9 ft.



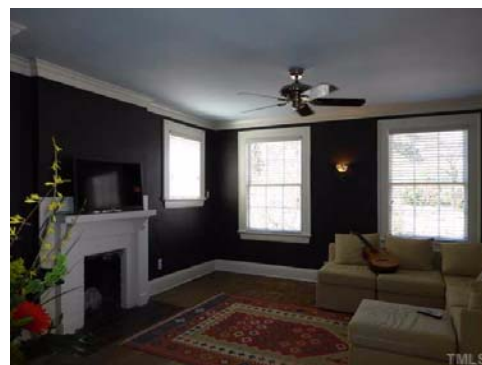
Alas, the sellers realize others may want smaller and more bedrooms. Next door neighbor and contractor, Tom Brown, The Splinter Group, has identified 3 options.<BR/>



The former 3rd bedroom (to the right) now provides a convenient sitting area as part of the master suite. Option #1 retains the sitting room that would be attached to the back 2nd bedroom. Option #2, the allowance, makes it a 3rd BR with closet.



Proposal #3 is similar except that the current sitting room would become a master bath for the back bedroom. All 3 options replace the facing closets with a wall and two comparably sized closets, one for each BR.



Zoned heat pumps provide heat and air on all three levels. A gas fired steam boiler, new in 2007, heats the 1st and 2nd floors. The main roof was new in 2007 as is the copper lower edge of the front pedimented gable.



The existing upstairs bath was completely remodeled by Tom Brown last year. It features a double vanity with subway tile surround, marble top and basket weave marble floor.



The sellers added stairs to the attic in a small room that is used as an office.



The sellers used the 374 sqft as a bedroom. It is heated and cooled by a heat pump new a couple years ago. The attic is not included in the 1,939 living sqft because it doesn't meet the minimum requirements for ceiling height 7 ft or higher.