

## **412 East 2<sup>nd</sup> Street Special Features:**

- ❖ Total renovation from studs out
- ❖ Upgraded Fixtures and Finishes throughout
- ❖ Upgraded wiring throughout, including master switch for seasonal outdoor décor lighting
- ❖ Contemporary spa-like primary en-suite bath with walk-in shower, retaining original iron clawfoot tub
- ❖ Gas range featuring high-end vent hood and integrated pasta arm/pot filler
- ❖ Natural Gas Fireplace
- ❖ High-efficiency toilets
- ❖ Energy Star appliances
- ❖ Sealed crawlspace
- ❖ Copper plumbing
- ❖ Custom soft “bullnose” corners and archways - stylish and durable
- ❖ Thoughtful use of architectural arch theme throughout interior and exterior

### **Exterior Upgrades:**

- ❖ Architectural Shingle Roof
- ❖ Cedar Siding
- ❖ Covered Front and Rear Porches/Stairs with Trex Decking
- ❖ EV Charging Station
- ❖ Paved Driveway and additional parking area
- ❖ Workshop/shed

### **Additional Info:**

- ❖ Plenty of space in back for garage or in-ground pool
- ❖ Most furnishings negotiable
- ❖ Low utilities
- ❖ Two blocks from the Pamlico River and Washington’s vibrant Historic harbor District with award-winning restaurants, rooftop dining, microbreweries, coffee shops, boutiques, galleries and visual and performing arts at the Historic Turnage Theater