

## **804 East Ashland Street, Indianola, IA 50125**

**This home has been extensively remodeled and updated to meet City of Indianola building codes. Nearly every aspect of the property has been renovated, offering the peace of mind and efficiency of a modern home.**

### **Structural & Exterior Improvements**

**Interior demolition completed to the bare wall studs and ceiling framing.**

**Home was re-leveled with new jacks and structural bracing installed where needed before reconstruction began.**

**Southwest corner of the foundation was repaired by replacing deteriorated bricks with new masonry.**

**All exterior foundation walls and older interior foundation walls were scratch coated.**

**Brand-new 50-year architectural shingle roof installed with new roof sheathing.**

**New vinyl siding, soffits, fascia, and gutters installed on the home.**

**Garage updated with new vinyl siding, soffits, and fascia.**

### **Interior Improvements**

**Home was reframed into a spacious 4-bedroom, 1¾-bathroom layout with convenient main-floor laundry.**

**Exterior walls insulated with R-13 fiberglass insulation.**

**Attic insulated with R-30 blown cellulose insulation.**

**All new drywall installed throughout the home.**

**New luxury vinyl plank flooring throughout.**

### **Electrical, Plumbing & Mechanical**

**Entire home professionally rewired and brought up to current electrical code.**

**New 100-amp smart electrical panel installed.**

**Home has a 200-amp service feed and meter socket.**

**All new PEX water supply lines.**

**All new PVC drain and sewer lines inside the home.**

**New black iron natural gas lines installed.**

**New high-efficiency 4-ton heat pump providing heating and air conditioning, complemented by a 100,000 BTU gas backup furnace.**

**All new HVAC ductwork.**

**New water heater installed.**

**New interconnected smoke and carbon monoxide detectors throughout the home.**

### **Interior Finishes**

**Custom real wood trim and window/door casing.**

**All new upgraded stained-glass light fixtures.**

**Energy-efficient puck lighting with three adjustable color temperature settings.**

## **Kitchen**

**Completely remodeled kitchen featuring:**

**New cabinetry**

**New countertops**

**Farmhouse-style sink**

**Garbage disposal**

**High-end GE Café refrigerator**

**GE Café dishwasher**

**Forno gas range**

## **Bathrooms**

**Two completely new bathrooms.**

**Upstairs bathroom includes a full-size 60-inch walk-in shower.**

**Main-floor bathroom features a full-size 60-inch tub/shower combination.**

## **Tax Abatement**

**The homeowner has applied for a 5-year property tax abatement through the City of Indianola. The application is currently pending approval at the next City Council meeting.**