

# FOR SALE!

## 4721 ROBINSON STREET



***Zenith City Design and Renovation presents another 1908 gem, uniquely located in the desirable Lakeside neighborhood! This stunning “new” historic home is move-in ready!***

This stunning home is a perfect blend of old-world charm and modern amenities. Meticulously transformed, it boasts the classic features of a historic property, such as intricate woodwork, soaring ceilings, and large windows that flood the space with natural light. However, it offers contemporary updates and conveniences, making it the ideal home for families seeking the best of both worlds.

Located in the heart of Lakeside, steps from its historic business district, this move-in-ready property offers convenience and comfort that are hard to find on the market in Lakeside. You'll be able to take advantage of all the modern amenities that the area has to offer while enjoying the safety and tranquility of an established, friendly neighborhood. Among its many features are:

- Two (2) Story Victorian
- 3 bedrooms
- 1½ baths
- Two (2) car detached garage
- New kitchen w/open concept design
  - All NEW Stainless appliances
    - ✓ Cabinet-depth refrigerator
    - ✓ Slide-in electric range
    - ✓ Built-in under-cabinet microwave
    - ✓ Dishwasher
    - ✓ Stunning range hood
    - ✓ Farmhouse sink with disposal
    - ✓ Mixed metal faucet
  - Granite countertops w/ seating for up to 4
  - Exposed Chimney
  - Under cabinet lighting
  - Tall 42 in Upper Cabinets

- Soft-close doors and drawers
  - Large pantry – great storage
- Full bath on the second floor includes:
    - ✓ 48-inch double vanity with large mirrors
    - ✓ Mixed metal fixtures
    - ✓ Beautifully tiled shower with original steel tub newly resurfaced
    - ✓ In-floor heat
    - ✓ Dual flush toilet
    - ✓ Linen Storage
    - ✓ Exposed Chimney
- New half bath on main level with dual flush toilet and mixed metal fixture
  - Beautiful entry with original door and side window
  - Gorgeous lighting throughout
  - Majestic staircase with refinished treads leading to the second floor
  - New wiring throughout w/200-amp service and smart breakers
  - New plumbing
  - New Roof with transferable warranty
  - Attic insulation to R60
  - New siding – wrapped and insulated
  - New paint
  - New windows throughout – energy-efficient double-hung Anderson and JELD-WEN windows
  - Newly constructed 2 car garage with garage door opener and new electric subpanel
  - Large yard with room for kids to play, plant a garden, & more
  - Lake views
  - 12 x 16 deck off the dining area perfect for entertaining
  - New French Doors leading out to the large deck
  - Large 10 ½ x 10 ½ front porch with porch swing
  - Radiator heat throughout with cleaned and inspected boiler
  - New Electric Water Heater
  - New Sump Pump
  - Beautifully restored Maple flooring throughout the home
  - Original Stained-Glass transoms on Bay and Picture windows
  - Second-floor linen or multi-purpose storage closet
  - Primary Bedroom with large walk-in closet and window
  - Secondary bedroom with walk-in closet
  - Ceiling fans with retractable blades in all bedrooms
  - Mini-split system with A/C and heat pump to -20 on main and second level
  - Washer and Dryer with wash sink
  - Large basement – partially finished (~350 sq. ft.) as a rec or family room, bar, playroom. Many options!