

Upgraded Corner Lot Home Near University of Arizona

322 E. Kelso Street – <http://TeamWoodall.com/Kelso>

With major renovations beginning in 2013, this home was updated to the homeowner's high standards. Not a flip! Completely enclosed by a gated fence, this property has room to park at least four vehicles under cover, as well as space for an RV. Dual A/C and evaporative cooling with newer dual paned windows, slump block construction, west side shaded by trees, and a programmable thermostat help keep cooling costs down. Upgrades include reverse osmosis, kitchen cabinet pull-outs, newer HVAC, cement driveway and carport with pavers in the backyard, newer tile throughout, removal of popcorn ceilings, upgraded electrical service, drip irrigation system, ceiling fans in all rooms, sleek shelving and drawers in the master closet, updated bathrooms, laundry room enclosure and expansion, newer interior and exterior paint, and updated appliances including a stainless steel side-by-side refrigerator. This home is conveniently located near the University of Arizona, both the Oracle and Campbell shopping/restaurant corridors, and I-10.

Kitchen

- ☞ Stainless Steel Refrigerator from 2014
- ☞ Reverse Osmosis
- ☞ New Dishwasher & Oven in 2011
- ☞ Kitchen Cabinet Pull-Outs
- ☞ Large Attached Laundry Room That Can Also Be Used as a Pantry

Yard

- ☞ Cement Driveway
- ☞ Wraparound Fence
- ☞ Pavers in Backyard
- ☞ Drip Irrigation System
- ☞ Carport for 3 Cars
- ☞ Storage Shed in Backyard
- ☞ Raised Flower Beds
- ☞ Additional Carport in Backyard
- ☞ Space to Park an RV
- ☞ Drive to Backyard is Cemented

Other Notable Amenities

- ☞ HVAC Installed in 2014
- ☞ Dual AC and Evaporative Cooling
- ☞ Upgraded Bathroom Cabinets/Sinks
- ☞ Programmable Thermostat
- ☞ Laundry Room Enclosure & Expansion
- ☞ Washer and Dryer Stay
- ☞ New Porcelain Tile Throughout
- ☞ Popcorn Ceilings Removed
- ☞ Ceiling Fans in All Rooms
- ☞ Master Closet Upgrades
- ☞ Upgraded Electrical Service (200 amp)
- ☞ Painted Inside & Out in 2013
- ☞ New Water Heater in 2014
- ☞ Upgraded Vent for Possible Future Tankless Water Heater
- ☞ Newer Dual Paned Windows
- ☞ Security Doors
- ☞ Fenced Around Property

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