



WONDERFUL CAPITOL HILL HOME

2422 EAST ROY STREET
OFFERED AT \$845,000 | MLS# 1136754

Beautifully renovated with mountain views in a secluded setting. Kitchen with granite and butcher block counters, cherry cabinets with reeded glass, 5-burner stove, stainless steel appliances, and living room with vaulted ceiling, rolled steel surround, and blue slate hearth fireplace. Three bedrooms including a spacious master and a second bedroom which both have French doors that open into the rear yard. Large pantry, cool salvaged items integrated throughout, hardwood and slate floors, and a very sweet rear yard.

House Size: 1,700 sq ft
Lot Size: 4,000 sq ft
Bedrooms: 3
Baths: 1 Full, 1 Three-Quarter, 1 Half
Garage: 1 Car - Attached, 300 sq ft
Year Built: 1968
Fireplace: 1 - Wood Burning
Taxes (2017): \$7,277



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FEATURES AND IMPROVEMENTS

2422 EAST ROY STREET



Beautifully renovated home, provides one-level living, with mountain views in a private setting. Three bedrooms including a spacious master – two bedrooms have French doors leading to the lovely rear yard. Three bathrooms, including a full bathroom, a three quarter bathroom, and one half bathroom.



The kitchen has a unique combination of counter surfaces, including granite counters, a hardwood counter salvaged from a bowling alley, and butcher block counters. The kitchen also features cherry cabinets with reeded glass doors, a Kohler restaurant style faucet, five-burner stove, stainless steel appliances, and the washer & dryer cleverly hidden beneath a counter.



The entry has slate floors and glass blocks. The home has hardwood floors throughout – other than the entry and bathrooms. The living room with vaulted ceilings, an exposed laminate beam and crown molding, includes the wood burning fireplace with a rolled steel surround and a Pennsylvania blue stone hearth, the powder room and wet bar – plus doors to the deck. The dining area includes recessed lighting and doors leading to the wrap around deck.



Numerous improvements throughout the home – gas heat, electronic air filter, walk-in pantry. Master bathroom which features marble counters and tile surround in shower and also has a doggie door from rear yard! Salvaged closet doors throughout home.

Rear yard with mature landscaping and apple, plum and pear trees has alley access. A one-car attached garage with automatic opener. Fantastic in-city location near several bus lines, great schools, shops and cafes on Madison Street and Capitol Hill.



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