

SELLER IMPROVEMENTS & HOME FEATURES

3812 Warner Avenue • St. Matthews • 2 Bedrooms • 2 Full Baths • Ranch

LOCATION & LIFESTYLE

- In the heart of highly sought-after St. Matthews, less than 1 mile from Seneca Park.
- Walkable to coffee shops, ice cream, restaurants, farmers market, shopping and neighborhood amenities.

KITCHEN, LIVING & FLOORING

- Beautifully updated kitchen with tall cabinetry, stainless steel appliances, solid-surface countertops and under-cabinet lighting.
- Micro-hood is recirculating and does not vent to the exterior.
- First-floor laundry/mudroom and a primary suite with walk-in closet and private full bath.
- Finished basement provides additional living, recreation and storage space.
- Common-area hardwood flooring is 1-1/3-inch top-nail red oak, installed/refinished in 2020.
- Bedroom and hall flooring is bamboo, installed in 2013.
- Speakers are wired throughout the home.

MAJOR SYSTEMS & EXTERIOR IMPROVEMENTS

- Furnace and central A/C replaced in 2025; air ducts cleaned at the time of HVAC replacement.
- Hot water heater replaced within the last 10 months and equipped with a hot-water return pump.
- Roof is approximately 6 years old.
- Most windows replaced in 2013; exceptions include the two attic windows and some basement windows.
- Insulated vinyl siding installed in conjunction with the 2020 addition.
- Chimney tuck-pointed and sealed, with cap replaced in 2025.
- Rear deck stained in 2025.
- Whole-house water filtration system; 2-month filter last replaced July 2026.

EXCEPTIONAL GARAGE / WORKSHOP

- Fantastic 2-car garage built in 2017 — ideal for a workshop, hobby space or car enthusiast.
- Underground electrical and CAT5 services to garage; garage is wired for shop use.
- Garage has a mini-split HVAC system and spray-foamed attic.
- Area beneath the concrete front porch is accessible behind the workbench.

ELECTRICAL, LIGHTING & CONVENIENCE FEATURES

- Generator interlock switch; operating instructions are included on the electrical panel.
- All bathroom exhaust fans have countdown timers.
- Dusk-to-dawn timer switch in hall operates the front porch light, attic plugs and attic light.
- Primary bath water closet includes a night-light feature.
- Primary bath is wired for a second vanity light; an extra light and mirror are on site.
- Additional replacement light for the hall bath vanity is on site.
- TV antenna on chimney is operational, with terminations in the living room and basement living room.

Information provided by Seller and believed accurate; Buyer to independently verify items of importance.