

635 Broadway



Columbus, GA

Property Improvements

2018-2019

- Property taken to the studs
- Removed all plaster + decades of contaminants, grime + debris from walls, floors, ceilings, and crawlspace
- Redesigned property layout
- Addition of staircase and +/- 1000 sqft second level
- Entire property insulated with spray foam; closed cell downstairs and open cell upstairs
- All new drywall + interior paint
- All new electrical wiring + fixtures, including hard wired ethernet
- GA Power lines and internet cables moved underground
- All new PEX plumbing + fixtures, including installation of tankless water heater
- All new HVAC + ducts downstairs (heat pump) and 3 mini-splits upstairs
- Structural reinforcement of original fireplaces
- Full vapor barrier installed in crawl space
- At least 1 original window in each room restrung and fully operable
- New storm windows installed throughout
- New kitchen cabinets, cabinet lighting + appliances
- Additional of rear fence
- Addition front porch railings
- Addition of brick front steps, pathway and lawn perimeter

2021-2022

- Addition of 17.5x8' Lifetime outdoor storage shed, will remain with property 2023
- New roof (architectural shingles)
- Additional of skylight on second level
- Exterior siding repairs
- New exterior paint
- New interior paint on second level

- Addition of expansive rear covered deck, with metal and transparent ceiling, ceiling fans, electric, and under storage
- Additional of side fence and gate
- Completion of the second level primary suite, which includes a bedroom, bathroom, laundry room, custom built-in dog crates, closet and knee-wall storage, and multiple sitting areas

2024

- Floors refinished throughout
- New drywall on +/- 30% of downstairs walls + ceiling
- New can lights throughout (addition of can lights in downstairs bedrooms)
- Two coats of new interior paint on all downstairs walls, trim and ceilings
- New section of kitchen cabinets, window seat and bar installed
- All downstairs HVAC ducts replaced
- Primary mini-split replaced upstairs (primary of 3 units, 10 year warranty)
- Addition of two custom floor-to-ceiling closets/cabinets in downstairs bedroom/library and guest bathroom
- Addition of ventless gas logs in downstairs living room (controlled by remote)
- New landscaping, including fresh sod throughout, bushes, flowers and window boxes

Additional Noteworthy Features

- SimpliSafe security system, including interior and exterior cameras and monitoring, front door smart lock with remote access
- Bluetooth speakers in two en-suite bathrooms
- Front and side motion lights

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Other Key Features Highlighted By Seller

Front

- Located on the 600 block of historic Broadway, one of the most revitalized and well-maintained blocks in the Historic District
- The 600 block is a multi-generational block of neighbors who include professional singles, families with children, and active retirees.
- There's an active neighborhood association (HDPS) that maintains the pocket parks in the area, decorates for different seasons, and organizes regular social activities. No HOA fees though!
- Underground utilities (for our home, not all)
- Driveway easement between 635 and 639 (with potential opportunity for a parking pad)

Front Porch

- Broadway is a street where people enjoy evenings on their front porches, catching up with neighbors and passersby
- We're lucky to have a comfortable front porch...AND a very private back porch! ;-)

Entryway

- Owner's redesigned the layout of the entire home and added a second story.....but left many original features like the entryway's original wood pocket doors, wood trim and Victorian ornamental features (over the stairway)

Front Bedroom/ Library

- The front room is considered 1 of the 3 bedrooms and has plenty of closet storage, but could also easily be used as a library, study or additional living area. The current owner's used it as a library, with a pull out sofa for guests (the small gold settee in the room is actually a pull out bed!)
- Exterior door is useful for guests who want to come and go with privacy

Windows & Doors Throughout Property

- Each room has at least 1 original window that has been restrung to fully operate and open (rare in historic homes!).
- All the doors are solid wood and either original to the home or sourced from Historic homes across the Southeast. (except security closet door)

Hallway (+ energy efficiency since thermostat is there)

- The home was rebuilt with energy efficiency in mind, including spray foam insulation upstairs and down, the addition of storm windows throughout the property, and a new HVAC system and Ecobee digital + programmable thermostat, keeping energy bills low.

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Other Key Features Highlighted By Seller (continued)

Security Closet

- The home is equipped with a Simplisafe security system that includes 4 exterior cameras at the front, rear and sides of the home, as well as sensors throughout for entry, motion, fire, CO2 and even water leaks.
- Everything can be easily monitored online or from a Simplisafe phone app.
- Motion lights installed on front porch and North side easement

Downstairs Master Bedroom

- Current owners used this as their master bedroom for the 6+ years they occupied the home
- Bathroom shower has a Bluetooth speaker that easily connects to your phone for listening to music or news while getting dressed.
- Vanity mirror is a medicine cabinet (push the mirror to open)
- New custom vanity (from Woodcraft)

Great Room

- All can lights throughout the home are on dimmers (and can be adjusted inside the can fixture to 5 different light shades- cool, warm, daylight, etc)
- Two living areas are pre-wired for adding ceiling fans.
- Side door opens to porch
- Double sided gas logs controlled by remote

Guest Bath

- Custom cabinets provide plenty of utility storage
- There's an outlet for charging vacuums and batteries
- Right side cabinet is designed to fit a compact stackable washer / dryer (removable shelves)

Kitchen/Dining

- Bar area has a hidden pull out work surface inside the top drawer
- Many of the upper cabinets on the north wall have interior pull drawers + adjustable shelving
- All lower cabinetry are DRAWERS for easy access
- Many of the lower drawers also have second hidden drawers inside
- Remote control operated upper glass cabinet lighting

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Other Key Features Highlighted By Seller (continued)

Rear Deck

- Expansive deck added in 2023
- Clear paneled roof installed to maximize light exposure inside the home
- Remote control operated ceiling fans and exterior lighting
- Plenty of outlets on rear deck for lighting, speakers, etc

Backyard

- 17x8 Shed is great for storage of lawn equipment, a she-shed, or even a kids play house
- All new sod and landscaping installed by Bloomers in 2024
- Plenty of storage under the deck (there's an access point on either side), as well as in crawl space
- Potential for a parking pad on North side of property

Upstairs - landing area and bonus spaces

- Second level added in 2018 and designed as a open concept owner's suite to provide a private sanctuary set apart from the downstairs entertaining area
- Second level could easily be used a comfortable guest suite, kids bedrooms + bonus area, or multi-purpose area with a home gym, study etc
- Upstairs utility closet has full size washer dryer hookup, folding table + storage
- Knee walls provide tons of unfinished storage for storing paint, suitcases, etc
- 2 Dog crates: interior divider can be removed to create 1 extra large crate
- The landing could be utilized as a bonus living area

Upstairs Master Bed + Bath Area

- Bathroom features to note: Bluetooth speaker, medicine cabinet, skylight that opens for fresh air, lighting in shower, unlacquered brass that will age beautifully
- Bedroom features to note: ample storage between closet and knee wall built-ins, stylish hidden ceiling fans
- Can add a privacy partition to the master bed + bath

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