

Welcome to **200 S 31st Avenue, #4408** – Luxury Condo Living at Its Finest!

Fully Remodeled & Professionally Decorated in 2021

- A \$140,000 transformation—every surface renewed with exceptional quality and style
- Floor-to-ceiling windows with panoramic city and park views fill the home with an abundance of natural light and enhance its open and modern ambience
- All-new lighting and custom-fit blinds throughout

Designer Kitchen

- Soft-close custom cabinetry with pull-out pantry drawers and added island storage
- Full quartz countertops with matching backsplash and an oversized island perfect for entertaining
- All-new stainless-steel appliances complete this sleek, functional space

Elegant Living Spaces

- Striking floor-to-ceiling stacked-stone gas fireplace with electric starter
- East-facing balcony overlooking Turner Park, with a stunning downtown Omaha skyline view - made even more striking when the lights from the park come on at night
- High-end engineered wood flooring by Valinge featuring 7.25' L x 8" W planks.

Luxurious Bedrooms & Baths

- Three fully remodeled bathrooms with quartz vanities, designer tile, and new cabinetry
- Guest bedroom includes its own private bath
- Spacious primary suite with Haiku ceiling fan, new closet organizer, and floor-to-ceiling windows
- Primary bath features quartz double vanity and oversized walk-in tiled shower

Additional Features

- Two heated, side-by-side parking spaces with large storage cages (valued at \$35K) are deeded with the property and conveniently located right across from the elevator
- A 28 sq. ft. private indoor storage space is also deeded with the property
- Water softener & reverse osmosis system included
- Washer and dryer included
- Unit has fiber optic available

Amenities & Location

- Association fees include concierge service, security, clubhouse, insurance, snow removal, garbage, water, and common-area maintenance. Pets allowed
- Only steps from groceries, restaurants, shops, theaters, and fitness center—with the new Omaha Streetcar planned to stop right here!