

700 B Street, Washington, KS

We bought the house in June 2002 from Mary Jarrard.

The house was listed as 2274 square feet for the first and second floors. When we finished the basement in 2011, that added another 1000 square feet in the rec room and bar.

We had the house painted in 2016. In 2003 we added a new AC/Furnace, , renovated the kitchen, with new tile floor, new counters, cabinets, appliances (stove, new dishwasher in nov 2020 , refrigerator, sink, garbage disposer, microwave)..extended the kitchen into an old back porch, which also allowed us to add a pantry. We increased the size of the bath on the first floor by adding a shower.

We moved into the house in August 2003.

In 2004 we resurfaced the hardwood floors in the Dining Room and TV room and put new carpet in the living room. At the same time we tore out the plaster from the Living Room and added a vapor barrier and new drywall...renovated the fireplace with a new fireplace surround, added drywall in the dining room and TV room over the walls and ceiling-new paint, etc.

Due to the state and city plan to widen the intersection of Hwy 36 and Hwy 15, the house was slated to be moved, which was accomplished in July 2008, with the house being relocated back on the original lot. It now faces north instead of the original west facing.

That move caused the removal of two chimneys, which really weren't being used, due to their poor condition. The move also allowed a new basement to be poured with gave the house a better foundation and increased size and space in the basement.

That move allowed the replacement of the front porch deck with new floor joists and a composition deck.

It also allowed updating the back porch with new glassed in sunroom, new floor joists, deck and a heated slate floor.

The spaces opened up by removal of the front chimney allowed new plumbing and electrical to be run to the second floor for addition of a laundry room and new master bath, in 2009.

The house electrical wiring was upgraded to a 200 Amp circuit breaker, with dedicated circuits put in for each room on the second floor for window air conditioners.

A new hot water heater was added in 2009.

A new 50 year shingle roof was added in 2016.

Sunroom on the back porch added, along with plantings, etc.(2010)

The detached two car garage and workshop were added in April 2010. The workshop has a 70 amp circuit breaker for tools, etc.

The main bath on the second floor was renovated in 2013 with a heated tile floor and new fixtures, lighting, etc.

In July/August 2016 the house was repainted for a second time and a new 50 year shingle roof on the house and garage were added due to hail damage in the spring of 2016. The roof was put on by Mc Gee roofing from Clay Center.

John Gaines

2023