

3321 Glenwood Drive

A KANDE, LLC RENOVATION PROJECT

AUG 2022 - JAN 2023

ERIC & KATRINA FLOWERS

Background



This property, located in the Lindsay Creek Subdivision, was vacant, abandoned, and tax delinquent for 12 years with over \$16,000 owed in taxes and liens. The Land Bank acquired this property at a judicial tax sale in 2019.¹

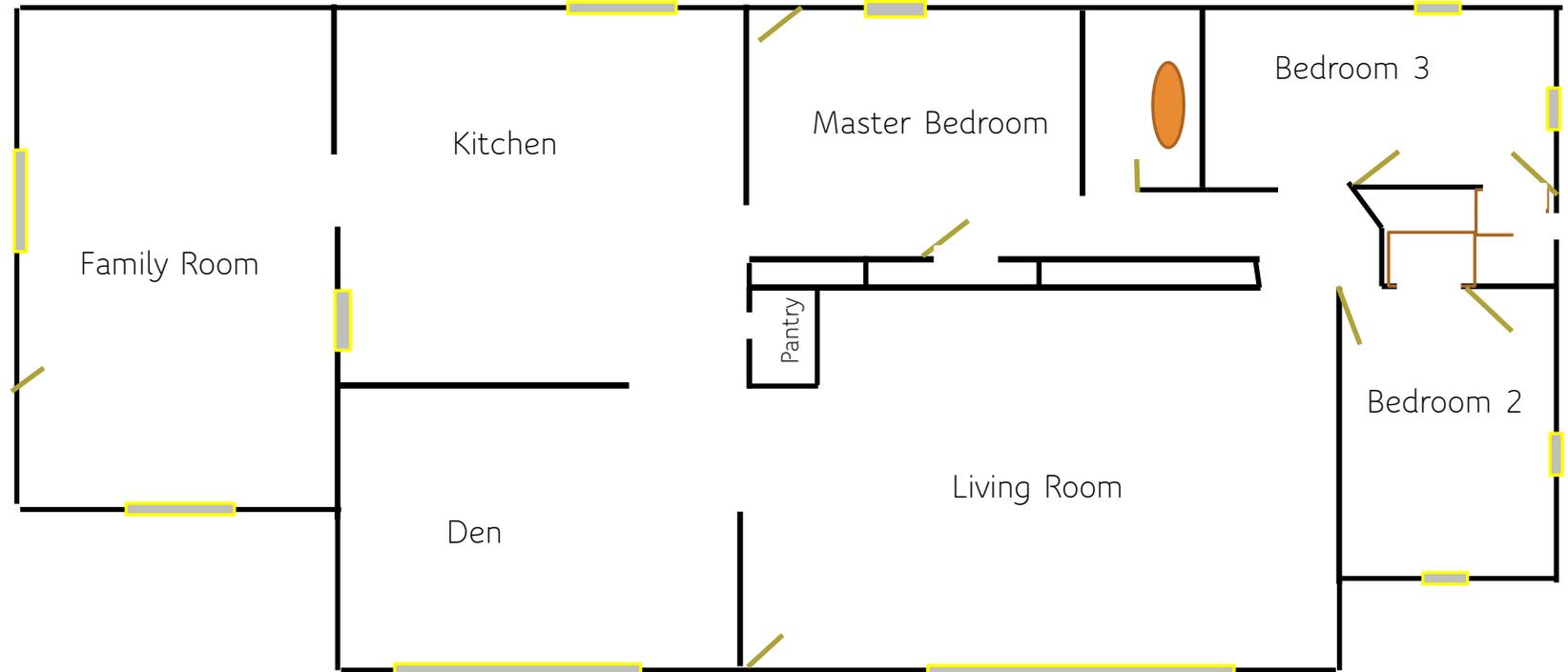
City tax documents defined it as a single-family residence, built in 1954 and boasting three (3) bedrooms and one (1) full bathroom.²

Kande, LLC. purchased the property, via an auction and finalized the sale on August 25, 2022.³

Original Floorplan

The original home consisted of everything except the Family Room (FR). At some time during the home's history, the FR was created by enclosing the carport and an adjacent utility. The carport enclosure enabled the square footage to be calculated at over 1400 square feet.

The backyard was accessible via the master bedroom and the FR.



** Not Drawn to Scale **

Glenwood Baseline Conditions (1 of 4)



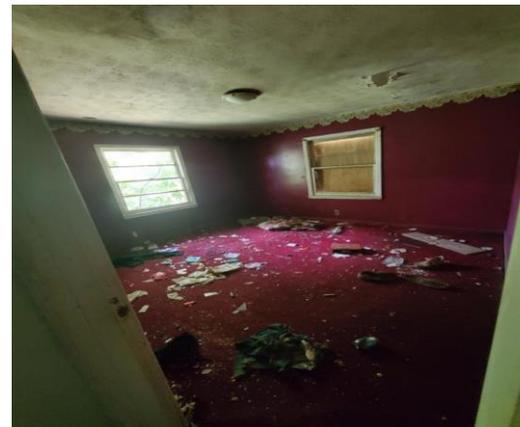
The living room, as seen from the inside of the house, was filled with trash and contained a mold-ridden ceiling.



This wood paneled room- situated between the kitchen and the hallway leading to the sole bathroom and two bedrooms- was probably what enabled a listing as a 3-bedroom home. Although its awkward location made it an impractical candidate for a bedroom, it did have a closet and a point of egress.



The den, as seen from the living room, had a section of the ceiling missing and was also filled with trash- mostly the debris from the ceiling.



This room was the biggest bedroom and was also littered with trash that had been left by the numerous squatters who frequented the property in between owners. It shared a wall with the living room and bedroom 3.

Glenwood Baseline Conditions (2 of 4)



This third bedroom was located between the 1st bedroom and the home's sole bathroom. There was less trash in this room; however, the room was the final resting place for the skeletal remains of a bat and some puppies. The ceiling also had areas infected with mold. The flooring was carpet over hard wood flooring.



The house's sole bathroom, between bedroom 3 and the master bedroom, only contained a tub and the remnants of an open-shelved closet (to the right immediately upon entering the room). At the time of purchase, there was no vanity, wall cabinetry, light fixture nor toilet—all would have been on the left-hand side of the room upon entering.

Glenwood Baseline Conditions (3 of 4)

This room, as seen from the back of the house to the street, is the family room. The hole in the ceiling (left of the window) was caused by a felled tree. Through the years, water coming through that hole weakened the ground underneath the cement slab floor and caused the house to shift rearwards. This shift caused the floor to break into two sections as evidenced by a noticeable crack going left to right. The picture on the right is a look from the front of the room to the back.



These two pictures are of the original kitchen, situated between the family room and master bedroom. The refrigerator was located on the left and a wall oven occupied the opposite wall (on the right). There were no floor cabinets present at the time of acquisition and the sink and fixtures were also absent at the time of purchase.



Glenwood Baseline Conditions (4 of 4)

Like the front yard, the back yard was overgrown with trees and heavy ground brush.



This really is a picture of three trees growing out of a brick staircase.

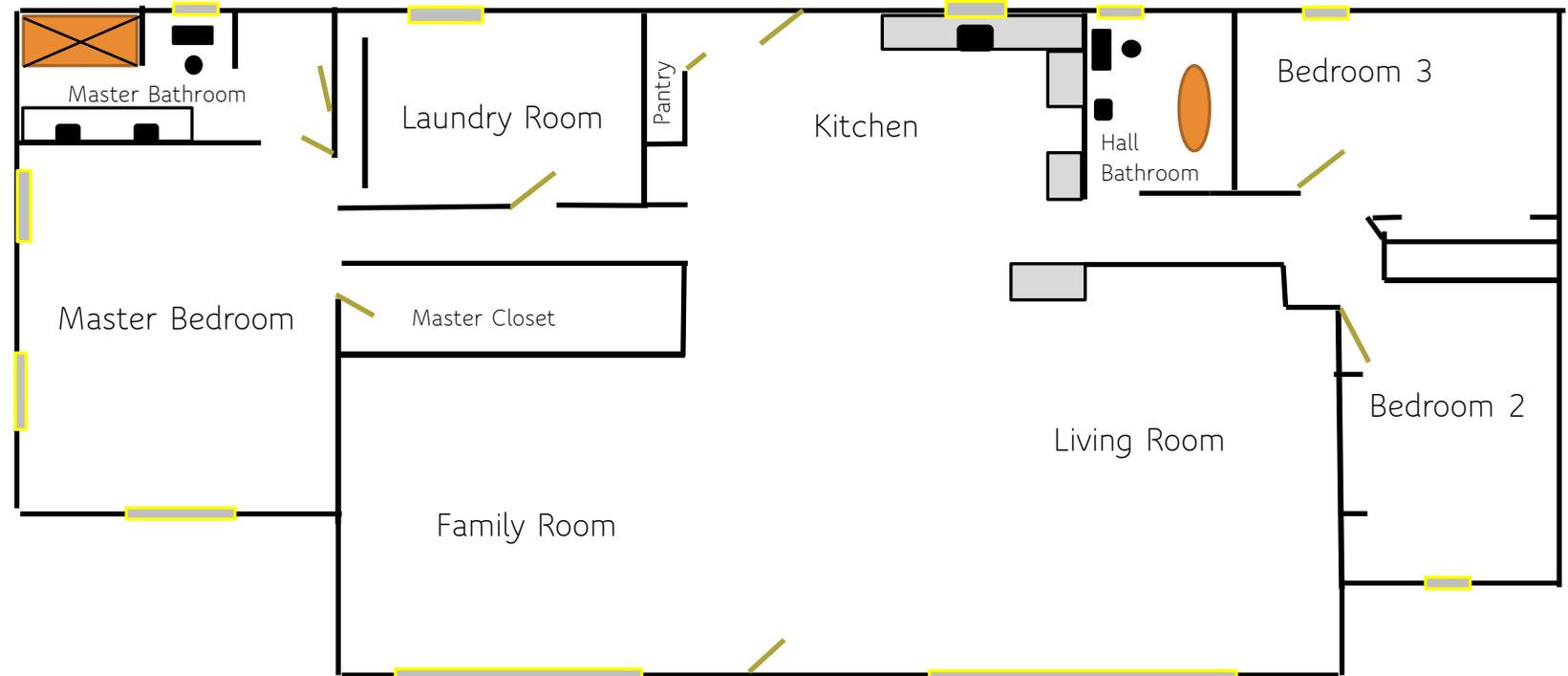


Yes, this pine tree had grown up against the house's fascia.



Revised Floorplan

Three major features of the redesigned home include an open living room / family room concept, a spacious master bedroom and adjoining master bathroom w/ double vanity sinks, and the addition of a laundry room. Other noteworthy changes include increasing the closet spaces in the two original bedrooms and a kitchen redesign (and movement) to provide more cabinet/storage space.



** Not Drawn to Scale **

Glenwood Transformation (1 of 3)

Master Bedroom



Master Bathroom



Bedroom 1



Bedroom 2



Kitchen



Laundry Room



Glenwood Transformation (2 of 3)

Master Bedroom Hallway



Opposite Hallway



Living Room



Family Room

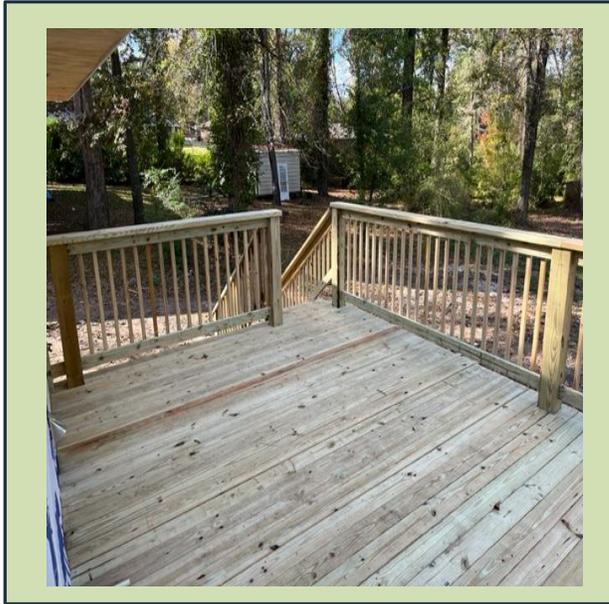


Hall Bathroom



Glenwood Transformation (3 of 3)

Major modifications to the backyard included the removal of several large trees, the addition of a 12' x 24' deck accessible from the kitchen, and a regrading and sodding of the land on the remainder of the property.



Summing it up...

The Glenwood Drive Project returned a habitable structure to the City's tax rolls, removed a community eyesore, revived a neglected portion of a historic community and exemplifies an effective public-private partnership.

The rehabilitated home is up to code and boasts modern, updated features that create a welcoming environment to occupants and increases property values of the surrounding homes.

Glenwood Transformation Overview

From this...



To this ...

