

Additional information about 2511 Spreckels Lane.

“Swedish-style”, bathroom. The whole bathroom is a “wet” bathroom, so it can take any amount of splashing, etc. It’s designed so that not only the tub is sealed, but so are the tiled walls and floor, making them impervious to water penetration - hence the external (to the tub) drain in the tiled floor.

Epoxy grout was used in the bathroom and on the laundry room floor. Once set, epoxy grout is waterproof. So ALL the tile work in the guest bathroom (the “wet one”) and the laundry room floor has waterproof grout.

All floor tiles in that guest bathroom (and the laundry room) are full-body color, so won’t show chips etc. The mirror/cabinet unit in it is a high-end Robern, which has some neat features, like a built-in mirror heater to burn off the steam caused by showering, etc. As it’s a wet bathroom, even the light bulbs on the uplighter are individually covered so they don’t get wet.

The kitchen appliances are LESS THAN a year old (last August).

The oven is a convection oven, so it has fans in it to help with the cooking, and that does make a nice difference, reducing cooking time and temperature

The under-sink disposal unit is “heavy duty”. It is $\frac{3}{4}$ horsepower.

There are solar-powered blinds on the south-facing front windows. They’re a nice feature, as they’re so easy to work with a remote control and take around 10°F from the summer temperature, as the sun beats in otherwise.

French drains were installed around the entire slab for proper drainage.

The house has a “whole house” water filtration system. It takes out all the bad components including fluoride (very hard to remove), yet it leaves all of the good minerals. It consists of activated alumina filters plus a large activated charcoal filter. Components can be by-passed individually or by group for complete flexibility.

There are 2 solar-powered attic fans, one in the garage, and one in the main house. They are thermostat controlled. These help keep things cooler in the summer months.

