

1337 6th Street
Amenities & Features

starting from front as realtor would tour the home

Extensive Interlocking Pavers by Systems Pavers - driveway and entrance path

Extensive Ledger Stone on front exterior

Jeld Wen Windows

extensive custom redwood exterior trim & mouldings around windows

James Hardie Artisan Lap Siding [\$\$\$\$]

new roof right side, upgraded roof left side

Attractive high end Kichler Exterior Lighting

See the roof eaves - custom redwood tongue & groove moulding [\$\$\$\$]

note the recessed lighting in the west side tongue & groove for security and clean functionality

Attractive garden sitting area at front entrance

Baldwin entrance hardware

custom solid wood interior doors - note the weight and very attractive

Wire brushed European Oak floors [\$\$\$\$+] extremely attractive and unique color, true cape cod grey tones

custom crown moulding throughout the house - ridiculous amount of crown [\$\$\$\$]

open air kitchen off spacious family room

large center island for dining and entertaining

beautiful and extensive granite counters

custom built hardwood cabinets, these are not store bought pre-fab

new Bosch appliances

new high end laundry steam washer and gas dryer, attractive and high perf w/extended warranty

Kohler plumbing fixtures throughout - USA and high end, attractive

high end attractive tiling in bathrooms

huge redwood deck off the master and living/kitchen rooms, est 550 sf (please check)
overlooking pool and yard

newly rebuilt pool with top of line quartz plaster, new: filter, plumbing lines, lighr, electrical,
fencing around equipment, new tiling

Coping is interlocking pavers by Systems Pavers - instead of boring concrete and traditional
coping natural stone path flows directly into the pool

new barbeque patio & cabana area plumbed for gas & electric (upgrades available,
TV/bbq/bar/etc)

new redwood fencing around entire rear yard; block walls on west, new strucco

brand new HVAC - 2 heaters, separate A-C (home did not have AC before)
(Rusher estimate via RD \$18K)

new copper plumbing
new XL water heater
new gas meter 1/26

new electrical
new electrical panel - clean

pre-wired for internet

finished, clean garage

completely reframed ceilings in entry/living room to plumb (flippers use drywall shims, I hate
crooked walls!)

Extensive recessed LED lighting throughout

extensive drainage system with sump pump - here comes El Nino, we are ready There were NO
DRAINS in the \$1.645 version, nor in other neighboring homes See the driveway grate drain and
all around the rear and sides

other little details when you show ppty:

upstairs bedroom on the east side - note the custom dresser built right into the wall (to save
space, the bedrooms are small) This a mom will like

lower bath - pair your iphone and pop on music as client enters - there is sound system built into the exhaust fan for when you shower

5 BR or 4 BR + office (room on lower east side is brand new construction and awesome office (or bedroom)

2283 sf per last sale zillow (maybe check, we did push out north walls); PLUS DECK huge living space