**2923 Gibson Upgrades/ Features Extensive 2008 Remodel Including:**

*\*3 bedroom, 2 bath house with permitted guest room + bath, two-car detached garage with brand new garage door.*

* New stucco, stonework, and roof
* Rear add-on of 330 sq. ft.
	+ large master bedroom with French doors to backyard
	+ walk-in closet
	+ new master bath
	+ bonus room/dining space off the kitchen, with French doors to the backyard
* New kitchen with solid maple cabinets & granite countertops
* GE Monogram and Profile stainless steel appliances
	+ convection oven and microwave
	+ five-burner gas cooktop with hood
	+ dishwasher
* New FAU central heating (also A/C ready)
* Milgard dual-pane fiberglass/wood clad windows
* Solid Douglas Fir doors throughout
* Completely new electrical wiring and lighting
* Tankless water heater
* New copper plumbing
* New gas piping
* Full insulation of attic and exterior walls
* Seismic reinforcement (retrofitted sill-plate bolts every four feet)
* 2015 overhaul of detached structure:
* Significant stucco replacement/repair
* Brand-new insulated garage door
* Window and trim replacement
* Guest suite complete renovation
* Hall bathroom renovation
* Paver driveway
* Vinyl gate
* Sandstone front walkway
* Drought tolerant landscaping
* Front sprinklers (presently configured for drip irrigation)
* Three citrus trees on side yard
* Liquid amber tree in front yard
* Backyard deck with beautiful climbing plants
* Bedrooms are pretty large overall (16x12, 14x11, and 11x11, along with the 220 sf guest suite)