

355 HARTMAN CIRCLE – CEDARPINES PARK, 92322

FEATURES-

- LARGE OVER QUARTER-ACRE LOT
- ADDITIONAL PARKING AREA IN ADDITION TO DRIVEWAY
- POTENTIAL SMALL RV, BOAT AND/OR TRAILER PARKING
- BED/BATH ON EVERY FLOOR
- OPTIONAL MUDROOM
- VAULTED OPEN-BEAM CEILING IN LIVING ROOM
- AUTHENTIC KNOTTY PINE
- DUAL FIREPLACES, PRIMARY GAS AND WOOD BURNING, LIVINGROOM WOOD ONLY
- SNOW-PLOWED/MAINTAINED STREET
- EXTRA LARGE ELECTRIC 50 GALLON HIGH-EFFICIENCY WATER HEATER
- SEPARATE INDOOR LAUNDRY ROOM
- LEVEL ENTRY
- LEVEL PARKING

The following improvements were done by current seller-

- WHOLE HOUSE GENERATOR
- OUTSIDE SHED
- PRIMARY SHOWER PAN REPLACED AND ALL NEW ENGINEERED BATHROOM FLOORING
- CARPET IN STAIRS AND 3rd FLOOR BEDROOM
- THERMOSTAT

The following items were done by previous owner between 2019-2021

IMPROVEMENTS

- REDESIGNED LOWER-LEVEL, ADDED LIVING SPACE, FULLY PERMITTED
- 16x16 DECK/CARPORT, FULLY PERMITTED
- 1,000 GALLON SEPTIC TANK, FULLY PERMITTED
- INTERIOR & EXTERIOR PAINT, ALL WALLS, TRIM AND DOORS
- DOUBLE-PANE WINDOWS, LOW-E AND ENERGY EFFICIENT
- PREMIUM DIMENSIONAL LAMINATE & TILE
- CUSTOM BARN DOORS, MASTER AND LIVING
- PRIMARY BEDROOM CLOSET ORGANIZER
- WALL HEATER, PRIMARY BEDROOM
- KITCHEN CABINETS
- GRANITE COUNTERTOPS, SINK AND FAUCET
- TILE BACKSPLASH
- INDUSTRIAL AND ACCENT LIGHTING THROUGHOUT
- STAINLESS-STEEL KITCHEN APPLIANCES
- SMOKE AND CARBON MONOXIDE DETECTORS
- CUSTOM SHOWER TILE WITH ACCENTS AND SOAP BOXES, ALL BATHROOMS
- BARN DOOR STYLE SHOWER DOOR, PRIMARY BATH
- BATHROOM VANITIES/MIRRORS/FIXTURES
- WATER CONSERVING TOILETS, ALL BATHROOMS
- CEILING FANS, ALL BEDROOMS
- OUTLETS AND SWITCHES THROUGHOUT
- RECESSED LIGHTING THROUGHOUT

- LAUNDRY ROOM COUNTERTOP AND CABINET
- TRIM, CASING, BASEBOARDS, DOORS AND HARDWARE THROUGHOUT
- BUILT-IN SHELVING, 3RD FLOOR
- VENTED EXHAUST PRIMARY BATHROOM