**Improvements/additions ~ 825 Grass Valley Since 2016**

**Exterior:** Automated Irrigation System with 6 zones installed

 Stamped concrete parking pad for 4 vehicles built

 Lower drive was excavated to create lesser grade and then converted from concrete

 to asphalt

 Retaining walls built to terrace land by lower drive

 Stone staircase with automated lights added

 Redwood and stone walls installed next to upper driveway

 Terraced landscaping with 4 Princeton Gold maple trees, 4 Autumn Blaze Maple trees,

 2 Japanese maple trees, Hardy Hibiscus, Clematis, Hydrangeas, Lavender, Weeping

 Cherry, Aspens, Laurels and more were planted

 Large Jacuzzi brand hot tub in reinforced gazebo with cedar shake interior was added

 14x12 Pavilion was built and large outdoor sectional and propane firepit were added

 Newly painted deck with redwood entry and Martha Stewart outdoor chairs and

 propane firepit added

**Interior:** Dual pane windows throughout upper level and in most of middle level were

 installed by Crestline Glass

 2 Furnaces were engineered to include 5 separate heating zones with smart

 thermostats for each zone

 Hickory engineered wood flooring installed throughout home to replace carpet

 Wood and custom blinds installed through much of home

 Smart locks on exterior entry doors were added

**Kitchen:** New imported granite countertops and backsplash installed in 2022

 New KitchenAid downdraft cooktop with telescoping 14 inch vent (2022)

 New Samsung quiet top-control dishwasher (2022)

 New wine refrigerator (2022)

 New Ruvati sink with sound dampening and garbage disposal (2022)

 Smart lighting installed

**Dining Room:** Reclaimed wood farm table with 2 benches and 2 captain chairs were

 purchased

 Reclaimed wood and bluestone sideboard buffet was purchased

 Large bay window bench seat custom upholstery (2021)

 Smart lighting

**Living Room:** Premium carpet installed on spiral staircase

 Cultured stone hearth installed on fireplace hearth

 75 inch LG flat screen TV with surround sound speaker system purchased 2021

 2 large leather sofas purchased 2017

 Reclaimed wood and bluestone entertainment console with coffee tables purchased

 Wine barrel with shelves for storing wine inside added

 Contemporary designer chandelier with pulley system for easy cleaning installed

 Smart lighting added

**Master Bedroom:** Shelving built in loft

 King Tempurpedic bed with adjustable base purchased

 Bay window with bench seat custom upholstery (2021)

 Electric fireplace with cultured stone surround installed

 Custom made rain glass doors on closet, master bath and toilet installed

 Master Bath remodeled to include walk-in shower with standard and rainhead

 shower fixtures, dual vanities with Native Trails sinks, wall-mounted towel

 warmer and toilet seat with built-in warmer and duvet.

 Smart lighting added

**Second Master Bedroom:** King bed set with dresser and night stands purchased

 Bay window with bench seat and custom upholstery (2021)

 Electric fireplace with cultured stone surround installed

 Private porch deck painted in 2022

**Third Bedroom:** Queen bed purchased

 Electric fireplace and cultured stone surround installed

 Barn door style closet doors built and installed

 Overstuffed chair and matching foot rest purchased

**Fourth Bedroom:** Queen bed purchased

 Electric fireplace and cultured stone surround installed

 New dual pane windows added in 2021

 Barn door style closet doors built and installed

**Hall:** New dual pane windows throughout installed in 2021

 Smart lighting added

**Studio Apartment:** Remodeled for Airbnb or Guests including converting closet

 To kitchenette, purchasing Murphy Bed, and Wine Barrel dining set and other

 Room décor.

**3 Car Garage:** Washer/dryer hookup and utility sink installed

**Miscellaneous:** Lot next door purchased to guarantee privacy and view in 2021

 Generac whole-house generator with transfer case to automatically switch between

 gas and electricity added.