

UPGRADES ON HOME WITH TIMEFRAMES

NOT INCLUDED IN SALE: WASHER & DRYER UNITS, SECURITY CAMERAS, OUTDOOR FURNITURE, TVS

- BATHROOM AND KITCHEN REMODELED 4-5 YEARS AGO WITH TOP OF THE LINE BRIZO FAUCETS AND SHOWER FIXTURES AND CUSTOM SHAKER CABINETS
- KITCHEN COUNTER TOPS ARE QUARTZ.
- KITCHEN HAS WATERPROOF LVT FLOORING.
- WINDOWS ARE TRIPLE PANED ABOUT 5 YEARS OLD. ALL EXTERIOR & INTERIOR DOORS ARE TRIPLE PANE FOR NOISE CANCELLATION
- WATER HEATER IS 5 YEARS OLD
- FRONT YARD BRAZILIAN MANGARIS RANCH STYLE HARDWOOD FENCING 3 YEARS OLD.
- TONGUE AND GROOVE REDWOOD GOOD NEIGHBOR FENCE
- RV PARKING: 80/20 CUSTOM FABRICATED PEDESTRIAN GATE WITH KEYLESS CYPHER LOCK ON RV GATE WILL FIT A 32' RV (BALL TO BUMPER) ON SIDE
- DOUBLE WIDE 2 CAR PARKING DRIVEWAY
- ALL INTERIOR DOORS REPLACED WITH SOLID WOOD CRAFTSMAN DOORS AND CASING
- KITCHEN AND FRONT DOORS ARE DUTCH FIBERGLASS DOORS TO OPEN IN TRANSITIONAL WEATHER FOR WHOLE HOME AIRFLOW
- BATHROOM COUNTER TOP IS A GRANITE AND MARBLE COMPOSITE.
- ORIGINAL WOOD FLOORING IN LIVING ROOM, KITCHEN, DINING ROOM AND BEDROOMS UNDER EXISTING FLOORING
- RADIANT BARRIER ON UNDERSIDE OF ROOF
- CARPET IN BOTH BEDROOMS IS SAME AGE OF THE VINYL FLOORING ABOUT 5 YEARS OLD.
- AGE ROOF - 10 YEARS (SAME AGE AS INSULATION)
- 10 YEARS AGE RADIANT BARRIER BLOW IN INSULATION FOR TEMPERATURE CONTROL IN ATTIC WITH.
- HOUSE HAS 2 SPEED IN-HOUSE ATTIC FAN TO EXCHANGE COOL EXTERNAL AMBIENT AIR WITH WARMER HOME AIR WHEN TURNED ON EXHAUSTS THROUGH ATTIC TO FORCE HOT AIR FROM ATTIC AND HOME
- POOL EQUIPMENT HAS ITS OWN ELECTRICAL PANEL. TOP-NOTCH, HIGH-END EQUIPMENT THAT IS ALL AUTOMATED AND BLUETOOTH CONTROL. 35K BTU HEATER, CAN HEAT UP SPA IN 30 MINUTES.
- POOL HEATED TOO, HAS BLACK PLASTER BOTTOM POOL, WITH BAJA DECK, UMBRELLA HOLE, AND IS SALT WATER.
- "COOL DECK" MATERIAL PROFESSIONALLY INSTALLED IN THE PAST YEAR DROPS POOL DECK 10 DEGREES COOLER THAN CONCRETE.
- THERE IS A 220V IN GARAGE AND LAUNDRY HOOKUPS IN GARAGE.
- SEPARATE SUB PANEL IN GARAGE
- AUTOMATED SPRINKLER AND DRIP SYSTEM AND AUTOMATED LANDSCAPE LIGHTING
- CENTRAL AIR & HEAT ABOUT 8-9 YEARS OLD. (5 TON UNIT)
- NEW SEWER FROM BATH TO COLLECTOR HUB.
- CROWN AND BASEBOARD ADDED 5 YEARS AGO
- 200SQFT ROOFED AND SIDED WEATHER PROOF SHOP/STORAGE BEHIND GARAGE WITH EPOXY FLOOR