

## TO OUR PROSPECTIVE BUYER — THINGS WE'D LIKE FOR YOU TO KNOW

We wanted to escape the city and purchased this home in 2003. From then until now we've raised our children, played little league and high school baseball, performed in drama club, ran our dogs at McKay Dog Park, participated in community events, played in the snow, walked our neighborhood on warm summer night, and made life-long friends all just to name a few.

We desired:

- A calm, serene, but fun environment to raise our family.
- Reasonable proximity to OC/LA/Palm Springs.
- Low crime index.
- To live in Lake Arrowhead specifically the "Woods" so we'd have lake, trail, and other rights.
- Lower sales and property tax base than Los Angeles.
- Neighbors who shared the same desires and standards.
- Good schools and medical both on and off the mountain.
- Excellent police and fire stations nearby.

As a new mountain homeowner, you should be aware that some homes suffered damage because they were not built well. While ours was built in the early 1970's the builders did a great job and we've continually been improving the home over two substantial remodels. The structure of the home did very well in high winds and snow conditions, and we were careful selecting excellent craftsmen to work on our home.

Some highlights:

- Philips Construction (2022):
  - New hardy board cement siding throughout entire exterior of home.
  - New decks with entire wraparound.
  - Additional material on deck to direct rainwater.
  - Upgraded cement posts for deck support.
- Custom works by craftsman, Sam Vitorino (2013 – 2023).
  - New master walk-in shower, bathtub, and Bluetooth fan/speaker.
  - Guest bathrooms completely remodeled.
  - Coreluxe Flooring throughout the home.
  - New water filtration system and shutoff valves.
  - New ducting to improve heat/air flow.
  - New insulation, framing, and paint in office.
  - 60A Electrical Sub-Panel in garage servicing workshop and downstairs office.
  - 240V Electrical wiring and outlet on deck for jacuzzi.
  - Electrical outlets and grounding in backyard and exterior of house.
  - Dimmer switches throughout home.
  - Interior and exterior painting and baseboard.
  - Custom shed with cement slab and French drainage.
  - Upgraded electrical GFCI and interior plugs.
  - Built-in clothes drawers in the upstairs closet.
  - Built-in furniture in master.

- Fireplace in master bedroom.
- Electrical plug on office floor.
- New gas fireplace in office.
- Built-in HDMI plugs for televisions.
- Spiral staircase in master to upstairs closet.
- CAT6 Ethernet computer networking system.
  - The network rack and 48-port ethernet panel/switch remains so all you need to do is add your cable modem and router (Spectrum Networks local ISP).
- Master mason, Alejandro Serrato (2022-2023):
  - Brickwork for walkways and seating area in backyard.
  - Retaining walls in backyard and side yards to prevent erosion and add support.
- Barkley Plumbing (2023):
  - New 50-gallon Water Heater.
- Black composition fire-retardant roof (2007).
- Fireplace serviced by Sweep's Luck Chimney Service (2003-2023).
  - The main room has a big fireplace which is the most used.
- Wicks Heating (2022):
  - Service to heater and air conditioning system.
  - Installed the system in 2008.
  - A new box of filters located in heater room.
- We installed a large shed on the cement slab outside of the master bedroom.

There is a lot to look at and our realtor is here to help.

Thank you for visiting our home!