Carriage Estates Upgrades

13966 Carriage Estates Way, Chico CA 95973

Main House

3 Bed | 3 Bath | Formal Dining | Office
3242 ft2

- Cat 5 Wiring
- Security system
- Surround sound
- Heat & Air; 1 new AC
- Stairs to attic storage with flooring
- 2 whole house fans
- 3 bathrooms; 1 accessible to patio & pool
- Built-in whole house vacuum with toe kicks
- Coffered, tray ceilings & crown molding
- Extensive cabinetry in all rooms
- Water softener & reverse osmosis
- Whole house generator; automatically comes on when power goes out

Master Bedroom & Bath

- Gas Fireplace
- Heated floors
- Jetted Tub
- Walk-In Shower
- Walk-In Closet
- Toto Bidet Toilet

Kitchen & Dining & Great Room

- Heated Floors (kitchen & dining)
- 2 Large Pantries
- Trash Compactor
- Advantium Wall Microwave Oven
- Induction Cooktop
- Gas Fireplace
- New custom island with quartz countertops
- New dishwasher
- Soft close drawers
- Touch open garbage

Garage

3 Car
1149 ft2

- Cat 5 Wiring
- Security system
- Surround sound
- Heat & Air
- 2 hot water heaters - inside cupboard in garage
- 2 Well tanks - inside cupboard in garage
- Whole house fan in garage

Detached Shop

2474 ft2

- Cat 5 Wiring
- Security system
- Surround sound
- Heat & Air
- 440 Amp service fuse for power hungry equipment
- Commercial grade air comressor with air outlets throughout shop
- Commercial sink behind shop under metal building
- 1 bay drive through
- Commercial roll up doors
- Hot water outside for vehicle washing
- Attic has floor & plumbing for future bathroom & game room. Ready to be sheet rocked
- 65 leased solar panels - $315 per month assumable
- RV hookups

Guest House

2 Bed | 1 Bath
553 ft2

- 2 Bed | 1 Bath | Heat & Air
- Cat 5 Wiring
- Surround Sound
- Heat & Air

Exterior

Patio: 379 ft2 Patio: 112 ft2 Porch: 112 ft2

- 2 complete septic systems
- Built-In Patio Misters
- Fully Fenced & Gated
- Sidewalks All Around
- Curb & Gutters on entire property
- Double Wide Circular Driveway
- Large Rear Driveway to Shop & Garage
- Potential for RV & Equipment Storage
- Covered Storage Building 20x30 with Electric & Lights
- Gas Firepit
- Full irrigation scheduling system from phone
- Koi Ponds stocked with about 30 18 y/o Koi
- All downspouts go to extensive underground drainage system
- This home was built higher than any other in subdivision making sure it would never flood. This house is not in a flood zone.
- Salt water pool with Pebble Sheen surface finish has waterfall & perimeter fiber optic lighting and waterfall lighting.
- All pool equipment and pond equipment is covered
- Extensive Landscaping; 1400 tons of topsoil hauled in, 280 tons of mossy boulders, tons of path gravel, rocks & gravel for the 2 huge Koi ponds. One is 7' deep & the other is 9' deep. Both have caves for the fish to hide. Around 30 Japanese Maples & 8 fruit trees among all of the other trees.