

STANFIELD

REAL ESTATE GROUP

Victor & Suzanne Vasu
Stanfield Real Estate Group
Pacific Sotheby's International Real Estate
Direct: 949-677-5268
Direct: 760-776-3333
VasuTeam.com
DRE: 01015709, 01002943, 01024996

UPGRADE LIST

608 S Indian Trail, Palm Springs

MAIN HOUSE

Exterior of home sand blasted and repainted in original period colors.

Electrical upgraded.

Plumbing upgraded.

All gas lines replaced.

New HVAC, three units, five zones with electronic smart thermostats.

Three zone high efficiency tankless water heaters with whole house filtration system.

House was insulated where possible.

Living room and circular stairwell ceilings restored back to original.

Living room fireplace restored, new tile hearth, gas line replaced, room painted in original Mission White.

All doors restored with new tempered glass and new copper screens.

Casement windows sand blasted with new tempered glass installed, new copper screens.

New kitchen cabinets with quartz counter tops, all new professional Viking appliance package with Kohler farmhouse sink and commercial faucet, separate reverse osmosis drinking water.

Whole house water filtration system.

Back door enclosure plumbed with gas for kitchen adjacent BBQ.

Kitchen eating area with new booth seating and quartz table.

Master suite restored with original oak flooring, master bath upgraded, new cabinetry, solid sheet granite installed for shower and new double sinks.

Upstairs bedroom suite restored with insulated ceiling, one piece water impervious balcony bladder, bathroom with new tub and shower, granite countertop.

Outdoor stone fireplace seating area/patio, 1950's glass enclosure and sliding doors, removed, space, returned to original Brewster and Benedict design with new cement patio floor in original scored square pattern.

Basement with new dehumidifying air filtration system, room painted, and shelves replaced.

CASITA

Casita downstairs bedroom and en-suite bath, new Catalina tiled shower, new cabinets and counter to match original color scheme.

Casita staircase refinished and restored with new double wrought iron handrails installed.

Casita upstairs office, bedroom/studio, restored cartoon storage cabinetry, bathroom with new Catalina tile.

POOL & YARD AREA

Pool re-plumbed, re-plastered, with original style coping and tile, all new cement decking in original square scored pattern, new pump and heater with diatomaceous earth filtration system, new deck jet water feature with Pentair internet controls.

New pool adjacent built in three burner Lynx BBQ with infrared searing unit and rotisserie, sink with quartz countertop, Viking outdoor under counter beverage refrigerator installed.

New spa with plaster, coping and tile to match pool with Pentair internet controls.

Fishpond and waterfall, re-plumbed, original stone coping sealed and reset, new variable speed pump.

New granite drilled monolith fountain installed in rear back yard.

New storage shed installed in rear back yard.

Stone walls surrounding spa, stage and walk restored.

Original pool storage shed restored with Cedar siding and roofing, matching roof Coppola replaced to original style.

Pool area and far back yard separated with new wrought iron fencing with triple gates.

All exterior lighting in both 110 voltage and 12 voltages installed with automatic dusk to dawn system.

All new lawn and shrubbery irrigation system with new internet-based controls.

All new rolling driveway gates fabricated out of solid hand hammered wrought iron with Lift-master openers and controls fabricated to match original front walk hand hammered wrought iron entry gates.

New cantilevered wrought iron fencing placed above historic stacked stone wall surrounding the entire property.

