

Property Amenities & Improvements List

1733 Komos Ct, Atwater, CA 95301

Known Property Information

- Custom built home
- 4 Bedrooms
- 3 Bathrooms
- Approx. 2,566 Sq. Ft.
- 3-Car Garage
- Pool house on its own septic system
- Located in the highly sought-after McSwain area

Exterior Improvements & Features

- **Roof:** Flat tile roof and recently professionally pressure washed/cleaned
- **Stucco/siding improvements:** Professionally pressured washed
- **Landscaping:** Professionally landscaped with boulders. Lots of fruit trees
- **Sprinkler/drip systems:** Irrigation is on automatic timers
- **Outdoor lighting:** Professional landscaping lighting at front and back yards
- **Driveway or concrete work:** Circular driveway and long driveway with extra concrete
- **RV parking:** Potential RV parking, a dirt driveway that wraps around backside of lot
- **Fencing/gates:** Wood fencing, iron side gate, and separate wide gate for pool house access
- **Pool features:** Gunite inground pool with extra concrete decking
- **Woodshop:** power electrical outlets
- **Patio/pergola/outdoor kitchen:** Stucco covered patio with iron fence for pool security and beautiful trellis extension.

Interior Improvements & Features

- **Flooring updates:** Wood floors in the main living areas
- **Interior paint:** Painted throughout 2023
- **Doors/baseboards/trim:** Crown molding in all bedrooms, family room
- **Lighting fixtures:** Custom newer light fixtures (Nook, Dining room, Kitchen)
- **Window coverings:** Plantation window shutters throughout
- **Fireplace improvements:** Gas fireplace in family room with beautiful mantle
- **Smart home features:** Surround sound system living room, pool house
- **Ceiling fans:** Ceiling fans in all bedrooms, pool house, and most of home
- **Built-in cabinetry:** Garage and pool house lots of storage

Kitchen Amenities & Upgrades (Remodeled)

- **Countertops:** Quartz counters

- **Cabinet upgrades:** Oakwood cabinets with pull-out shelves and organizers
- **Appliances:** All upgraded stainless steel appliances. Range oven has a smooth top surface and double oven, space saver microwave and stainless-steel refrigerator is included
- **Backsplash:** Custom backsplash from counter to coffered ceiling
- **Pantry features:** Oversized walk-in pantry with multiple shelves
- **Island/breakfast bar:** Breakfast counter in kitchen with room for counter height seating
- Laundry room with cupboard storage and space for a secondary refrig/freezer
- **Water filtration systems:** N/A

Bathroom Amenities & Upgrades (Primary bathroom Remodeled)

- **Remodeled bathrooms:** Primary bathroom and lots of upgrades to hallway bathroom
- **Updated vanities:** New vanities with dual sinks in both bathrooms, with added cabinets to primary bathroom, an abundance of storage
- **Tile showers/tubs:** Custom tub in primary with added new window to create view, enclosed glass shower with custom tile enclosure
- **Fixtures:** All new custom light fixtures in primary bathroom and hallway bathrooms
- **Bidet systems:**
- **Accessibility improvements:** New custom tile heated flooring

Energy Efficiency & Systems

- **HVAC replacement/service:** Lennox AC unit installed 2 years ago
- **Dual pane windows:** Throughout home
- **Solar system:** N/A
- **Tankless water heater:** N/A
- **Insulation improvements:** Added extra throughout the years
- **Whole house fan:** two at both ends of the home
- **EV charger:** N/A
- **Water softener:** N/A

Garage / Shop / Storage Features

- **Garage cabinetry:** Attached storage cabinets
- **Epoxy flooring:** N/A
- **Workshop area:** Two 10X12 storage sheds. One is used as a woodshop with lots of added electrical, lighting and insulation
- **Storage shelving:** N/A
- **Attic storage:** Very spacious attic storage in main garage, large pool-house attic with lighting and finished walls

Neighborhood & Location Benefits

- **Schools:** Highly sought after McSwain Elementary School

- **Shopping/restaurants nearby:** Target, Walmart, and various restaurants at the Applegate Shopping Center in Atwater
- **Parks/recreation:** Elk's RV Park nearby
- **Commuter access:** Hwy 140 and Hwy 99
- **Quiet cul-de-sac location:** Corner lot to a cul-de-sac location

Additional Seller Notes / Features

Pool house was built in 2004 with matching exterior stucco, a matching tile roof, double insulation and a spacious front porch. The pool house is roughly 34ft X 38ft, 1,291+/- gross square feet. A huge bonus is that it comes with its own septic, making an ideal ADU option. Open floor plan with recessed lighting, an area that has a sink and cabinets that can easily be turned into a kitchenette area. The half bathroom appears to have room for a small walk-in shower as well. The finished one car garage can easily be converted into a bedroom, has an automatic garage door opener, and comes with a large, finished attic storage area that has lighting, finished walls, easily walkable and the size of a large room. Sellers report electric PG&E bills are about \$600-\$700 per month during the hot summer months.