**Substantial Remodel/Additions in 2012**

- Obtained remodel concept architectural elevations and floor plans from Russ Barto to guide initial remodel plus integrated concept for potential future phases.

Front of House:

- Pushed entry way forward, enclosing area between living room and garage.

- Closed in open air portion of roof above former front door, converted to custom artistic double door.

- Pushed living room out slightly and added bay window.

- Added 1/2 bath and added entry closet.

- Upgraded tile flooring to marble in front of living room fireplace.

Back of House:

- Enclosed area between kitchen and family room:

 -Replaced interior walls with beam. Improved foundation support.

- Added French doors to back yard.

- Added gas fireplace in family room with custom stone facing, stone flooring, and custom wood mantel.

- Added built-in desk, shelving, and entertainment center in family room.

- Raised ceiling above family room (which raised the floor in half of master bedroom).

- Added decorative molding.

- Added mini-split AC/Heat unit.

Kitchen Remodel:

- Installed all new custom cabinets, added pantry, pot filler, and second sink.

- Installed quartzite countertop (custom slab), and custom tile backsplash.

- Upgraded stove, double oven, refrigerator, dishwasher and added built-in microwave & warming drawer.

- Designed custom bread level counter with quartzite counter.

- Bespoke brand, designer kitchen island with cherry butcher block top.

Rest of House:

- New flooring throughout - high grade hardwood with cork sub flooring upstairs.

- Replaced / upgraded all windows to double pane with energy saving coatings.

- Upgraded /added new electrical panel.

- Installed built in speakers and controls and recessed lighting.

- Resurfaced interior walls and primer & painting.

- Converted stairway windows to decorative niches with highlight lighting.

- Added some new exterior stucco, exterior painting, and exterior window trims.

- Added attic fan with sensor to reduce heat buildup (manual and automatic options).

- Added insulation on exterior walls in remodeled areas and between floors.

- Added rain gutters and refinished roof eaves

- Refinished interior of garage.

New landscaping and drainage in back yard:

- French drains take runoff to the front street from two stages (garden wall and yard/side of house)

- Added paths on hillside

- Added fruit trees and decorative planting

- Raised areas in back yard (hard scape)

- Decomposed granite path around perimeter of back yard

- Installed automatic sprinklers

- Added vinyl fencing (replacing original wood)

- Obtained custom design landscape drawings and engineering for future landscape upgrade with fountain, lighting, built-in BBQ, and structures

Interior upgrades through 2022:

- Replaced closet doors (converted from mirror to wood)

- Replaced the driveway with new stamped concrete

- Replaced refrigerator and dishwasher with newer models again after remodel

- Refinished master closet with custom closet, lighting, paint, flooring (California Closets)

- Added high-quality Japanese toilet in master bath

- Added cork sub flooring in upstairs bedrooms; replaced stairway and upstairs hallway carpeting

- Formal dining & downstairs powder room – added new wallpaper and light fixtures

- Custom drapes throughout both levels

- New interior paint throughout

- Installed new tile in bathrooms

- New countertops in upstairs and downstairs full bathrooms

- New mirrors in bathrooms

- Added floating shelving units in living room

- Added convenient water shutoff valves for exterior sprinklers