**30637 Ganado Drive, RPV, 90275**

**Over $200,000 in upgrades**

INTERIOR

* Completely redesigned first floor with kitchen island and open floor plan
* New porcelain faux wood tile floors in kitchen, family, dining, and living room
* Custom Roller Shades (in Stone) from The Shade Store, with satin nickel brackets. Blackout shades (in Midnight Blue) in two bedrooms upstairs.
* New interior doors (farmhouse 5-panel, one pocket door) and front door (double) – Tuscany series TM Cobb
* Milgard double-pane windows and sliding glass doors throughout. Casement windows on first floor. Molding and shelf on downstairs windows. Custom pocket windows in master.
* New mirrored closet doors upstairs and paneled closet doors downstairs (Concord Series)
* New molding/baseboards throughout (Cape Cod and Palisade designs, EL Woodproducts)
* Recessed lighting throughout (with dimmers)
* New countertop/blacksplash in downstairs bath
* New stainless fixtures in both bathrooms
* Custom dining bench with internal storage
* Custom wood-burning fireplace tile and wood-worked mantle. Gas log-lighter.
* Custom wooden pillars with molding and crown molding separating living and dining room
* Custom closets in master bedroom
* Wall-mounted coat tree/organizer
* Wall-mounted Samsung 42 inch flatscreen LCD with hidden inputs that feed to closet media area
* Maytag Neptune Dryer and Whirlpool top loading washer
* Westinghouse ceiling fans upstairs
* Digital control for heat (forced air) and irrigation
* New (2016) Water heater
* Air Conditioner that feeds into forced air system
* New insulation in all walls and between first and second floor

KITCHEN

* New Bosch dishwasher, Sharpe recessed warming drawer (microwave), Samsung refrigerator, Frigidaire Professional series range/oven and Windster hood, Vault stainless steel apron front farmhouse sink and fixtures, disposal
* New kitchen cabinets, shelving, pantry with pull-out shelves, custom pull-out spice cabinets (all white)
* New Caesarstone counters
* Custom tile backsplash

EXTERIOR

* New Merlex Exterior Stucco on entire house and exterior paint on eves
* New Monte Grande by Savoy House outdoor lighting fixtures in front and back
* New outdoor stairs to top of hillside in backyard
* New play structure in backyard with deck
* Backyard planters with sprinklers and drip lines