

Grandcolas upgrades, additions & maintenance

- upgrade kitchen and butler pantry to pullout cabinets
- upgrade butlers pantry to add uppers
- upgrade to under cabinet lighting
- wired for pendant lights above island
- upgrade to ceiling fan support for easy installation
- upgrade upstairs hall, adding upper & lowers
- upgrade laundry to include sink
- upgrade wired living for sound
- upgrade tankless hot water
- upgrade to recreational room vs 4 car garage (increases sq footage from 3,363 to 3,707)
- upgrade above garage bonus to 5th bedroom en suite (bringing bedroom total up to 5 & bathroom total up to 4.5)
- upgrade office to French doors
- upgrade showers to tile
- upgrade carpet & pad
- upgrade to EV outlet ready
- upgrade to automated irrigation w/rain sensor
- upgrade double Quiet Cool whole house fans
- upgrade master closet door to double mirror

- Shutters all except living and recreation room off garage which have room darkening shades for media

- Low maintenance landscaping designed by Monarch Sustainable Landscape with California native, drought-tolerant, plants and added bioswale
- Upgrade to subsurface drip irrigation and bioswale to reduce water useage

- Gutter maintenance and added flashing to direct water
- Salt water pool and spa
- New energy efficient variable speed pool pump (\$1551) <5 months ago
- iAquaLink pool and spa automation 2 years ago
- Professional cleaning of pool filters and salt cell <5 months ago
- Upgraded furnace ductwork/zone system to Honeywell 2 zone system for increased airflow, better functioning dual zone and overall increased efficiency. In addition completed annual maintence (\$3,811)
- Upgraded thermostats to Ecobee SmartThermostat with voice control (+3 SmartSensors for additional room comfort \$500)

- Replaced/upgraded garage door spring 3 years ago
- Upgraded garage door opener 3 years ago to exterior pad & Wifi enabled for phone app
- Garage door maintenance <1 year ago
- Retaining wall built in order to widen both the driveway and walkway all the way back to pool. This allows an additional car to be parked in the driveway without blocking garage access for the other two