

Custom Improvements for 1175 Danielle Court

1. Exterior:

- a. Complete low maintenance and drought tolerant landscape front and back, designed and installed by Addison Landscape (Tyler Addison, www.addisonlandscape.com).
- b. Landscape lighting throughout front and back with phone app controls.
- c. Olive trees evaluated by an arborist and treated for continued health.
- d. Added netting at eaves to prevent swallows nesting.
- e. Added concrete pad and fence to create trash & storage area.
- f. Artificial turf Putting Green, which also works great for cornhole.
- g. New fire pit tied to indoor switch for gas shut-off.
- h. Through double French Glass Doors, access to side yard from Den/Office area to the Azek Deck.
- i. New non-slip Azek deck to take advantage of the peaceful and private setting.
- j. Built-in BBQ and Hi-Heat Burner with pre-piped for water and gas extension if needed.
- k. Lighting above BBQ area on lighting control system.
- l. Complete deck edge treated with continuous heavy duty hardware cloth to prevent rodents under deck.
- m. New Fountain on the side yard by deck that is automatically controlled through the new lighting systems and is provided with an irrigation line for automatic filling. Courtyard fountain is on a switch next to doors.

2. Interior:

- a. Complete coordinated interior design and furnishings by Michelle Pelech Interiors, Arroyo Grande (www.michellepelechinteriors.com)
- b. Added glass French double doors from Den/Office to new exterior deck area.
- c. All new window coverings and blinds throughout including remote controlled blinds in Master Bath, black-out shades in front office/bedroom, curtains in front bedroom.
- d. Custom (no bar) shower curtains in both baths.
- e. Murphy bed with flip-out work surface in front office/bedroom.
- f. Built-in storage and hamper unit in Master Closet.
- g. Outlet installed for a Bidet in the primary water closet.
- h. Newly reinforced glass shower enclosure in Master Bath.
- i. Wireless mesh network with wired hubs throughout house. All network and entertainment systems installed and supported by Brian Duncan (The Custom Connection, Santa Maria, brian@thecustomconnection.com).
- j. Living Room TV with Mantel Mount, Integrated Surround Sound with Subwoofer, Receiver, Roku and Universal Remote.

- k. Sonos wireless speaker systems in Kitchen, Living Room and Master bedroom, integrated for Surround Sound with Roku and Soundbar at TV in Master.
- l. TVs in Den and Front Office/Bedroom on wall mounts, Roku controlled and tied to Wi-Fi network.
- m. All wall-hung art can remain except for “insects” at end of hallway, “Orange County” image in Powder Bath, Wildlife Images in den, Boxed Papercutting in Front bedroom and String Art in Wine Room.
- n. The art in the Master Bedroom is a custom piece produced by Jessica Winterstrom in Los Osos (www.winterstrom-art.com) using the house paint colors.
- o. Full 24-hour monitored home security system by Smith Alarm’s with remote phone app access, including remote front & courtyard door lock and garage door operation, contact sensors at all doors and motion sensors in Kitchen Living and Master Bedroom.
- p. Dual-tank soft water exchange systems through Culligan of Santa Maria.
- q. Reverse Osmosis system below kitchen sink, regularly serviced while we have been in home.
- r. Epoxy garage floors
- s. 240V outlet in garage for EV connection