

826 Arroyo Vista Dr Improvement List

These improvements were all done within the last five years:

- Inside reconfigured to open / great room concept with a bright appearance and cathedral ceilings in all rooms
- New inside laundry closet with front load washer & dryer, folding counter and storage
- New stainless steel kitchen appliances
- New kitchen cabinets and countertops including large island with bar seating
- New paint throughout including new modern baseboards
- All new flooring and carpeting
- New 'systems' installed minimizing any significant maintenance/replacement needs
- New owned solar/photovoltaic system with 17 years of NEM2 operation remaining (NEM2 is true net-metering, unlike NEM3 where you buy power at normal price but sell excess power back at a much lower price)
- New Heat-pump HVAC system
- New HVAC ducting and vents
- New tankless hot water system for efficiency and endless hot water
- New windows and sliding doors
- New utility sink in garage
- Added spa and re-plastered/tiled pool
- New Pool Equipment (pump, filter, gas heater and all plumbing/valves to spa and pool)
- New wrap-around concrete deck and retaining wall to maximize outdoor living space
- New regulation size shuffleboard court, only needs paint
- New firepit and seating area
- New front and rear wall stucco
- Revamped 4-zone irrigation
- Low maintenance landscaping includes lime, lemon, tangerine, grapefruit trees
- Front and rear landscape lighting and multi-color pool/spa lights
- New connected smoke and CO2 alarm system (xsense)
- New third bathroom (shower)
- All electrical circuit breakers matched to wire gauge (code)
- LED lighting throughout
- Water pressure regulator installed
- New water shutoff valve @ the street
- New rear drainage piped to street
- Cleaned out attic of almost 50 years of unused ducts/cable/telephone/TV antenna wired
- Pool/spa automation w/Amazon (or Google) control
- Greatroom automated lighting