

List of Improvements 2170 Barona Road

- 1- Removed existing single pane windows and doors throughout and replaced with 8' thermal pane anodized windows and sliding doors. At atrium removed central post and installed a 22' header to allow for 8' opening from great room to atrium.
- 2- Replaced existing hollow front doors with solid core outswing doors and installed new 6' wide pair of steel and glass doors.
- 3- Removed existing cracked concrete atrium patio and replaced with concrete pavers
- 4- Removed existing off-center fireplace and replaced with 48" Heatilator "Burningham" fireplace and remote-controlled firepan and fireplace balls.
- 5- Removed walls between kitchen and great room and dining area. Restructured support beams to carry roof load.
- 6- Replaced electrical and plumbing throughout. Install new tech lighting 3" recessed LED can lights throughout.
- 7- Installed AV equipment and TV with Art lift in Great room. Installed smart televisions in all 3 bedrooms. List of components available upon request.
- 8- Reconfigured all three bathrooms.

-Primary bath has a fully clad Calcutta umber marble toilet and shower room. Vanity area (electric heated floor) and closet have Calcutta umber marble floors and Calcutta umber slab counter tops with custom stone sinks. Custom bleached rift sawn oak vanities and soffits. Matching melamine closet shelving and storage. Installed Newport brass bath hardware and faucets. Kohler toilet with Toto bidet seat. Decorative vanity lighting is from Visual Comfort. Eurostyle glass door and shower water guard.

-Guest suite bath has fully clad Crema Vaccione limestone toilet and shower room. Vanity area (electric heated floor) has Crema Vaccione limestone floor and quartz countertop with custom quartz sinks. Custom bleached rift sawn oak vanities and soffits. Matching melamine closet. Installed Newport brass bath hardware and faucets. Kohler toilet with Toto bidet seat. Decorative vanity lighting is from Visual Comfort. Eurostyle glass door and shower water guard.

-Guest suite 2 bath has fully clad Crema Vaccione limestone toilet and tub/shower room. Vanity area (electric heated floor) has Crema Vaccione limestone floor and slab stone countertop with custom limestone sink. Custom bleached rift sawn oak vanities and soffits. Matching melamine closet. Installed Newport brass bath hardware and faucets. Kohler toilet with Toto bidet seat. Decorative vanity lighting

and sconces are from Visual Comfort. Eurostyle glass doors on tub/shower enclosure.

Suite 2 also contains an owners closet with limestone flooring installed a

9-Replaced interior doors with solid core rift oak and paint grade doors with new polished nickel hinges and lever sets.

10-Reconfigured laundry room to accommodate two pair of stacking washers and dryers

11-Reconfigured kitchen to open into great room. Installed custom rift sawn bleached white oak cabinetry. Top of the line Thermador refrigerator freezer combination, 2 Thermador dishwashers, Thermador microwave and Thermador refrigerator drawers. The thermador range has a large oven and a steam/convection/regular oven and warming drawer. The 48" range top is gas with six burners and a griddle. The ovens and warming drawer are electric.

The island and bar have waterfall tops. All counters and backsplashes are constructed of 2cm Taj Mahal quartzite.

12-Installed automated blackout and sheer roller shades on north window wall of great room. South windows of great room have manual blackout rollers and a decorative sheer. All suites have linen drapery and blackout roller shades with manual controls.

13-East wall of great room has two floor-to-ceiling bleached quartered white oak cabinets and floor to ceiling oak paneling with a recessed television behind an automated art lift and two recessed seating alcoves with cove lighting. West wall of dining has oak paneling with concealed storage and recessed seating alcove with cove lighting.

14-In February of 2021, 2 new heating and air conditioning units were installed.

15-In April of 2022 a new urethane foam roof was installed with a 10-year warranty.

16-In March of 2022 a new garage door was installed

17-New landscaping was installed in the interior courtyard, front walkway and west side of unit as well as the back patio planters. These areas are the responsibility of the homeowner.

18- 2025 replaced garage roof

19- Landscape lighting in atrium and along walk to front door.

20- Original powder coated metal sculpture installed in atrium

21-Removed textured ceilings and replaced them with smooth throughout

