

## 4444 Brandt Rd – Property Amenities & Improvements

### Property Overview

- Approx. 2.2 Acres (95,832 sq ft lot)
- 3,045 Sq Ft Single-Story Ranch Residence
- 4 Bedrooms | 3 Full Bathrooms
- West-Facing Orientation with Expansive Agricultural & Mountain Views
- Elevated Bluff Setting
- Built 1975

### Recent Seller Improvements (Approx. \$120,000 Invested)

#### Primary Suite Expansion – Approx. \$75,000

- Professionally constructed 15' x 15' walk-in closet addition
- Built by NS Construction (permit pulled)
- Significantly expanded primary suite functionality
- Custom storage potential and boutique-style dressing space
- Adds usable square footage and enhances primary bedroom value

#### Pool Enhancements – Approx. \$25,000

- Pool re-plastered
- New pool pump installed
- Pool equipment updated
- Enhances long-term maintenance efficiency and appearance

#### Irrigation System – Approx. \$5,000

- Newly renovated sprinkler system
- Improves landscape sustainability and ease of maintenance

#### Water System Improvements – Approx. \$10,000

- New water pump system servicing the home
- Updated water filtration system
- Improves reliability and overall mechanical integrity

#### Security & Technology – Approx. \$5,000

- Installed network wiring system
- Security camera system (to remain with property)
- Modern connectivity and monitoring capability

## Interior Features

- Open living and family areas with fireplace
- Updated kitchen with granite countertops
- Custom cabinetry
- Bosch stainless steel appliance package (including double oven)
- Dedicated laundry room with storage
- Ceramic wood-look tile flooring
- Multiple ceiling fans
- Updated tile bathrooms
- Large windows capturing western views

## Exterior & Site Features

- In-ground pool with fenced area
- Covered patio for outdoor entertaining
- 2-car garage
- Additional 4-car covered carport
- RV access potential
- Extensive parking capacity (approx. 16 spaces total)
- Stucco + Wood Siding exterior
- Asphalt shingle roof
- Concrete slab foundation
- Septic system
- IID water service
- Bluff-front lot positioning
- West-facing sunset exposure

## Additional Value Components

- Nearly 1,000 sq ft finished high-ceiling multipurpose structure  
(Ideal for recreation, gym, office, storage, or future ADU potential – buyer to verify)
- No HOA
- No CFD

## Investment Summary

Since purchasing in April 2024, sellers have invested approximately **\$120,000 in capital improvements**, focusing on:

- Expanding livable space
- Updating mechanical systems
- Improving water infrastructure
- Modernizing pool equipment
- Enhancing irrigation and security

These improvements strengthen the property's market position by increasing functional square footage, reducing deferred maintenance concerns, and enhancing overall usability — key elements that appraisers and buyers consider when determining value.