**2961 1st Ave. – improvements**

**Main House**

1. Replaced all tankless water heaters with Navien remote controlled units
2. Replaced HVAC system with advanced filters and mold lights
3. Added whole house water filtration and non-salt softening system
4. Added electronic water monitoring and shutoff devices on both the main and irrigation lines
5. Added ButterflyMX internet-based entry gates and electronic locks front and side entrances (requires $1200/yr fee but paid through another year)
6. Replaced roof with new 30 year roof
7. Rebuilt attic dormers with historically accurate hard redwood siding
8. Replaced attic windows with historically accurate replacements, down to using historic glass in the windows.
9. Repainted entire exterior of house, garage, office and fences/gates
10. Added sections of gate for additional privacy with new plantings
11. Wire brushed the front wall and added cement and stucco to restore exposed areas and color
12. Added color or white controlled lights on front of house for events of evenings
13. Replaced sprinkler controller with internet controlled/programmable unit

**Outside Office**

1. Installed Toto Neorest washlet toilet
2. Repainted cabinets, walls and ceiling
3. Added zip hydrotap instant water (boiling, chilled, carbonated)
4. Added Bigass Haiku ceiling fan with LED lights

**Front Guest Bathroom**

1. Added Toto Neorest washlet toilet
2. Repainted walls and ceiling

**Front Office**

1. Repainted walls and ceiling

**Guest Bedroom**

1. Repainted walls and ceiling
2. Added Bigass Haiku fan with LED lights

**Primary Bedroom/Bathroom**

1. Added Bigass ceiling fan with LED lights
2. Replaced bathroom sink fixtures with Viaggio series
3. Replaced shower valve/mixer
4. Repainted bathroom
5. Added picture mount TV (conveys)

**Dining Room**

1. Painted front historic doors
2. Added Conrad shades to side windows

**Entry**

1. Added Conrad shades to side windows

**Living Room**

1. Painted front historic doors

**Sitting Room**

1. Added marble herringbone floor to replace carpet
2. Repainted baseboards, walls and ceiling

**Kitchen**

1. Repainted all cabinets in kitchen and wet/dry pantries
2. Replaced ice maker in wet bar
3. Replaced wine fridge in wet bar
4. Added Zip Hydrotap instant water (boiling, chilled, carbonated)
5. Replaced dishwasher with Miele
6. Replaced kitchen faucet with Rohl period set
7. Replaced disposal

**Breakfast Dining**

1. Repainted walls and ceiling
2. Replaced dual pane glass that had broken seals

**Garages**

1. Repainted garage walls and ceilings