

32139 WEST DR, RUNNING SPRINGS – LIST OF UPGRADES

ELECTRICAL

- Updated electrical, grounding, and wiring throughout all three floors
- Replaced all outlets, light switches, and switch plates
- Added USB outlets in bedrooms and kitchen
- Added new light switches with night lights throughout the home
- New light fixtures throughout the entire home
- New interior and exterior doorknobs, locks, and keyless front door lock
- New permitted EV charger
- New energy-efficient exterior lighting throughout

EXTERIOR

- Newer roof (approximately 5 years old)
- Painted all exterior decking and porches; front decking and exterior stain being refreshed this week
- New private screened-in porch with new 4-person hot tub / spa
- Snow-melt system on roof
- Backyard fire pit and gas grill
- Drip irrigation system
- Architectural block retaining walls and rock hardscaping

APPLIANCES

- Modern stainless steel appliances, including 5-burner gas stove, two-drawer dishwasher, double ovens, side-by-side refrigerator, microwave, main sink, and prep sink in kitchen island
- New front-loading washer and dryer
- New stainless steel built-in wine refrigerator

FIREPLACE

- Professionally cleaned and serviced annually
- Replaced old gas fireplace starter with a modern starter
- Recently serviced, cleaned, and painted; new fireplace rocks installed

ADDITIONAL INTERIOR UPGRADES & FEATURES

- New stain-resistant modern carpeting on 1st and 3rd floors
- New luxury vinyl wood flooring on 1st floor
- New tile in 3rd-floor bathroom
- Brand-new low-flow toilets
- Brand-new bathroom sinks and faucet fixtures
- New soaking tub upstairs and new shower in 3rd-floor bathroom
- Three new modern bathroom vents installed
- New designer cabinet pulls throughout
- New ceiling fans and three new window air conditioners
- New security system, security cameras, and fiber-optic internet wiring
- New Sherwin-Williams Home No-VOC interior paint
- Slate tile throughout main floor
- Knotty pine cabinetry throughout kitchen
- Solid wood doors with custom wood window and door trim
- Solid wood exterior doors with wooden screen doors

FIRST FLOOR REMODEL

- New luxury vinyl flooring
- New carpeting in largest bedroom
- New low-flow toilet
- New bathroom sink faucet and shower fixtures
- New bathroom ceiling vent
- New side-by-side front-loading washer and dryer
- Electrical upgrades, including grounded outlets, new outlets, and switch plates throughout
- New modern light fixtures and ceiling fans
- New doorknobs and hinges
- New designer cabinet pulls
- New baseboards throughout
- New cellular window shades

OTHER PROPERTY FEATURES

- Large paved driveway accommodating 4–5 cars
- Large detached two-door garage/workshop
- Drip irrigation system
- Large covered front porch with new outdoor heater

- Established, quiet neighborhood with nearby amenities, including fire station, library, post office, weekly farmers market, shopping, restaurants, playground, basketball court, and national forest hiking trails
- Well-maintained streets that are among the first to be plowed by the county after snow

GREEN & ENERGY-SAVING FEATURES

- Storm windows and double-pane windows
- Energy-rated appliances
- LED lighting
- Solar lighting
- Low-flow toilets, faucets, and shower heads
- New Sherwin-Williams Home No-VOC paint