

34 Via Santo Tomas – List of Seller Upgrades

1. 38 Panel Solar System installed in 2018.
2. Power Window Coverings in Living and Family Rooms in 2018.
3. 5-New Low Flow Toto Toilets.
4. New 50-Gallon Hot Water Tank with instant hot water feature.
5. Kitchen has had extensive remodel with new Cambria Quartz Counter Tops with Waterfall Ends, cabinet pull-out drawers, Thermador Six Burner Gas Range, New Stove Top Vent, LG Refrigerator, large single sink, Glass Tile Back Splash and Designer lighting fixture.
6. New 110 Bottle Wine cooler installed next to Pantry.
7. The fireplace in Family Room remodeled with Cambria Quartz finish.
8. 3-Guest Bathrooms Remodeled with new Cambria Quartz Counter Tops, New Plumbing fixtures, shower doors and towel racks and mirrors.
9. Guest 1/2 bath remodeled with new counter, sink, wallpaper and flooring.
10. All interior doors and hardware replaced / upgraded, except closets doors.
11. Master Suite Closet had \$25,000 Renovation by California Closets.
12. Carpeting Replaced in Master and 2 of the 3 bedrooms with New Zealand wool carpeting. 4th Bedroom has new Italian Tile, including bathroom.
13. New Italian Tile installed in Master Bedroom's Patio Exit door area.
14. New Patio Alumawood covers installed over Courtyard and Patio Dining Areas.
15. Three new Drop Shades installed in Courtyard and Patio sitting/dining areas for protection from the Sun during the day.
16. New Mitsubishi Air Condition system installed in the Garage in 2021.
17. New Lennox Energy Efficient HVAC system installed in the house in 2023. Includes 3-year Service Agreement, 3-year Labor Warranty and 10 Year Parts and Compressor Warranty.
18. LED Trimmed Lighting throughout House.
19. Six New Interior Fans and Two New Patio Fans Installed.
20. Designer Entry Way Chandelier and Designer Living Room Wall Sconces Installed.
21. New Kenmore Elite Large Clothes Washer and Gas Dryer with Pedestals.
22. Solo-Lite Sky Light Tubes installed in Master and Front Guest Bathroom Showers.
23. Exterior of House completely repainted in Fall of 2020.