

87 Pinecrest Seller Upgrades/Updates.

- Backyard Completely Replaced:
 - Pool replaced, spa added with vertical descents, safety cover added, all pipes and equipment replaced
 - All hardscape replaced; patio extended for BBQ area
 - Hestan BBQ center added, includes BBQ, power burden, and fridge/freezer
 - Wood pergola replaced with aluminum Struxture smart pergola with heaters, fans, lights, and outdoor sound / screen
 - Added rear garden wall, replaced all hedges, regraded slopes to make space more usable, added vegetable beds, added 10 new fruit trees
 - New ground drainage added to move water to street
- All Exterior Doors and Windows replaced with EurolineSteel windows (except front door and door exiting garage)
 - Thermally broken, double paned, tempered glass for energy efficiency and fire protection (most windows also laminated for increased security)
 - Living room upgraded to fully opening accordion door; all sliders replaced with french doors.
 - Post installation, all interior drywall and exterior stucco redone to be "trim less"
- Fire upgrades
 - Eaves have been stuccoed in per latest CalFire recommendation
 - All vents have been retrofitted with Vulcan, fire and ember resistant mesh
 - Fine mesh gutter screens added
- Interior upgrades
 - Master bedroom added closet space, redid lighting, added bed and wallpaper
 - Family room fireplace redone
 - Bathroom off family room retiled shower and vanity
 - Wallpaper redone in bedroom off family room and added hanging light
- Miscellaneous
 - Replaced all exterior lights, added landscape lighting
 - Epoxy finish added to garage
 - Central wifi added (will stay)
 - Ring alarm system and camera system added (will stay)
 - Added wine fridge and icemaker
 - Added concrete and drainage to trash area (formerly dirt).

Sonos sound added to Family Room and Living Room