

2111 S Camino Barranca FAQ - Improvements

2009-10 -

Major renovation. All bathrooms, kitchen.
Polished concrete flooring throughout,
New ceiling lighting added in all rooms
Fan installs in all bedrooms and living room,
Replace living room ceiling drywall, add insulation
Bosch wall oven and microwave combo, Kitchenaid dishwasher and Wolf cooktop
Install 2-sided Spark fireplace insert (similar performance to a furnace)
Install 2 water heaters and 2 Lenox AC/Furnaces
Convert front bedroom windows to sliders with access to front patio.
Install corten steel front walls.
New concrete driveway, added front patio, sidewalk and sidewalk wall.
Install boulders and fountain
New concrete back patio and new concrete around pool and spa
Outdoor shower and quartzite patio around shower area
Re-plaster pool from plaster and tile to pebble tec, and quartzite
Add back patio cover lights
New windows everywhere else and new sliders in front bedrooms
Install mirrors in all bathrooms
Install Fleetwood doors in Main Bath, Main Bedroom, Living Room and Dining Room
Install glass front door and pivot

2012 -

New glass garage door and opener
Electric storm shutters (Somfy motors) on all back yard sliders and glass front door

2019 -

New foam roof and diverters
21 panel solar system from Renova (remaining loan \$9200, \$284 monthly)
Polish and seal concrete floors
Re-plaster of pool down to gunite with new pebble tec
New pool concrete coping
New pool heater and variable speed pump
Added back patio wall sconces
Added roof jacks on patio cover, 2 at living room and 1 at dining room,
Added roughed-in electrical outlets at ceiling height of patio cover
Built back diversion wall behind pool

2022 -

New LG fridge in Kitchen
New Minka-air H2O fan in Living Room

2025 -

New garage door opener with MyQ remote access and camera
July new top of the line Trane AC/Heat Pump Condenser Living Room/Kitchen side
4 Ton Prestige Variable Capacity Communicating 4-Ton Heat Pump Condenser
(T5TWW0X48A1000A)

2026 -

January New Trane 4-ton AC/Heat Pump Condenser (5TWR4048A1000A) Bedroom side