

# Enhancements List

3113 Camino Del Rancho. Olivenhain

5 BD 4 BA 2(1/2 BA) 5,589 SF

## MAIN HOME

- New Sonos Audio/Video control system throughout the home
- 4 new flat panel TV's including an 85" Samsung Frame TV
- New polished nickel faucet at kitchen
- Restored radiant floor heating to full functionality
- 2 new fireplace log sets with custom wrought iron doors
- Installed high speed internet inside all buildings with wireless access over much of the exterior

## WELL IMPROVEMENTS

- Pressure pump replacement
- System re-design to improve functionality
- Well water and City water have been extended to the entire 10 acres
- Vast majority of the irrigation is on well water. The homes and horse facilities use city water

## BARN IMPROVEMENTS

- Fully remodeled with all new stalls and exterior walls
- New feeders
- New comfort stall mats
- New custom turnouts at each stall
- New wash area with hot/cold water and overhead heater
- New landscaping and retaining walls around the barn
- New stall and aisleway lighting
- New pergola with picnic area on south end of barn
- Updated fire suppression system

## ADDITIONAL HORSE FACILITY IMPROVEMENTS

- Newly built gable-end center aisle pole barn
- Majority of redwood fencing has been replaced with new redwood posts and rails
- Extensive addition of 440 galvanized steel pole-fence throughout

# ENHANCEMENTS CONTINUED

- 3 new irrigated pastures
- Rebuilt Liberty eurociser
- Newly constructed shelters in each pasture
- New underground drainage systems around horse facilities

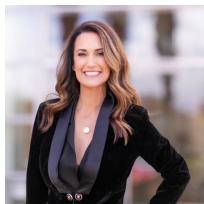
## STEEL BUILDING

- Installed a gym and Full Swing golf simulator system
- Added a new bathroom
- Micro-splits for heating and air-conditioning

## EXTERIOR GROUNDS

- New landscaping at front and exterior of main home
- Fresh painting of all fencing
- New fruit orchard with over 20 trees
- Installed over 10,000 sq.ft. of new sod (Paspalum) in pasture below main home. Front pasture is Giant Bermuda

- Built large new storage building
- Added new concrete and railroad-tie pathways throughout property
- Modified wall around pool to improve access
- New path and accent lighting throughout property
- Improved chip seal driveway
- New circuit board for back entry gate
- Added city water to north courtyard



Sarah Slaughter

DRE# 01352469  
REALTOR®  
M: 858.449.6501  
sarah.slaughter@compass.com