

3120 Bernardo De Galvez

Features List

This beautiful 1891 vintage home has been complete restored and renovated for a 2019 family. The home features 1300 square feet with 3 bedrooms and 2 1/2 baths. She has undergone a transformation in the last 12 months, with a sensitive remodel that showcases her pocket doors, tall ceilings, beautiful wood work, and brick chimneys, while incorporating all the modern amenities, like ice-cold AC, fully-appointed bathrooms, and fun, modern light fixtures and tile. Below is a list of highlights in this wonderful home. All the structural work was professionally done. All HVAC, plumbing and electrical work was done by licensed professionals with all the necessary permits.

1. Fresh exterior paint job
2. New roof (all new decking and high-quality 30-year architectural shingles)
3. Locking 5-foot iron fence around front of home
4. Fresh privacy fence (combination new and repaired) surrounds the backyard
5. Iron rolling gate on alley side of home with new parking pad
6. New skirting around exterior of home
7. Freshly insulated attic
8. Brand new plumbing - all new PEX supply lines (including new service from the meter), all new waste piping, and new gas lines
9. New electric water heater
10. All new 5 ton HVAC equipment, including new ductwork
11. All new electrical work, including:
 1. New service panel
 2. All new wiring throughout home
 3. All new outlets and switches
 4. All new and vintage custom lighting and fans throughout home
 5. New toggle dimmers throughout home (namely kitchen, entry, hallway, master bath, guest bath etc.)
 6. Exterior lighting on porches and in eaves
12. Fresh paint throughout interior including walls, ceilings, trim, windows, doors
13. Functional period-appropriate door hardware throughout home
14. Brand-new custom-made two-inch blinds with tapes throughout the home
15. Professionally refinished original oak and pine floors throughout home
16. All new tile in bathrooms and kitchen
17. New plumbing fixtures in all baths (faucets, sinks, tubs, toilets) and kitchen (faucet, sink, garbage disposer, water line to fridge)
18. New high-end stainless steel appliances, including vent hood, dishwasher, and refrigerator
19. Vintage O'Keefe and Merritt gas range
20. Custom job-built solid wood cabinets in the kitchen
21. Granite countertops in kitchen
22. New bathroom vanities including marble top vanity in 1st floor bath
23. All 3 bedrooms have roomy closets