

3722 Sunset

Additional information

Exclusions

Chandeliers in office, dining room, and primary bedroom

Entryway light fixture

All rugs

Curtains/drapery and rods in dining room and primary bedroom

Upgrades

Living/family room interior redesign, including new fan

Dining room interior redesign

Office interior redesign & remodeled (paneling, shelves, cabinets, new archway)

Primary bedroom interior redesign

Wine cellar, ~2000 bottles 2021

KitchenAid dish washer 2016

Home automation Control4 music, lighting, and doorbell/intercom (multiple years)

All lightbulbs replaced with LED lights

Art lights, LEDs (multiple years)

Professional landscaping by Thompson & Hanson

Swimming pool installed, including limestone from Portugal and brick patio 2013

Pool pump replaced 2021

Whole house generator (to be installed March 2022)

Upstairs and downstairs AC condensing unit replaced 2016 and 2018

Two new hot water heaters installed in July 2019

Pest control since 2012; Termite policy beginning in 2018 (no issues)

Outdoor mosquito repellent system

Landscape lights in front and back

Landscape and sprinkler update winter 2021

Backyard fence replaced 2021

Installed outdoor fans (2)

Garage door opener replaced

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Downstairs driveway side door replaced in 2019

Repairs performed

Repolished/sealed granite and marble counters in kitchen (2019), master bathroom (2022), one of other upstairs bathrooms (2022)

Repolished/sealed master bath shower 2022

Replaced electric panel in oven 2012

Painted all exterior windows and replaced wood/ painted ceiling on side of house above driveway and back porch in 2018/2019

Minor roof leaks repaired (resealing around pipe jacks, vents, a few shingles repaired) – Jan 2018

Disclosures

Wood floors worn/scarred in a few places in kids' bedrooms, breakfast room and mudroom area

Wood floor damage near dishwasher

Wine rack bottle alignment (and associated imperfections) are "as is"

Crack in travertine tile in primary bathroom

All bathroom sinks have stoppers which are damaged/broken/missing

Mineral deposits in shower glass doors

Marble stain in downstairs bathroom

Refrigerator water dispenser can drip a tiny bit after use

Front door bottom seal damaged

Crack in limestone near pool fountain ledge (right side as face away from house)

Several windows painted shut when painted in 2019

Driveway and sidewalk/stairs wood spacers missing

Door frame and baseboard damage near garage side door