

## 40026 Eureka Upgrades and Features

### Interior

- Fully remodeled in 2018
- New addition added in 2020, converted portion of 6 car garage into an additional bedroom and bathroom. Could be used as in-law quarters, has own HVAC system and dedicated hot water heater.
- All hot water heaters and A/C units replaced in 2018 & 2019
- Custom front door \$10k
- Solid core pocket doors
- Raised glass transoms over doorways
- Custom trim casing around all doors and windows
- Custom baseboards and doors
- Real, glue down, hardwood floors throughout (except for bathrooms)
- Toilets, plumbing fixtures, tubs, and showers; fully replaced in 2018
- Fans, light fixtures, plugs and covers; fully replaced in 2018
- Study with custom built-in desk and pocket French glass doors
- Custom kitchen cabinetry including soft closing kitchen cabinets and drawers, pull out trash cans
- DSC Commercial cooktop and vent hood \$10k has 3 ovens and griddle
- Side-by-side stainless steel refrigerator and freezer
- Custom wood beams
- 3 closets in master bedroom
- Laundry with ample storage, additional laundry in master bathroom closet
- Quartz countertops throughout
- Custom cabinetry in kitchen, bathrooms, laundry, and closets
- True 8" shadow gap shiplap throughout
- Custom built-ins in several rooms
- 2.5-inch blinds and blackout wooden woven shades
- All LED canned lights with dimmers
- Zoned HVAC, mini split for upstairs bedroom added for faster cooler air, new duct work for upstairs
- Upstairs attic completely decked for storage



### Barn

- 50' x 50' (2,500 sqft) Insulated metal building with custom stage, silver metal walls, countertops, storage cabinets, and plumbing
- \$12k of concrete work, 3 bay doors
- Equipped to host events up to 250 people
- 30 & 50 amp RV hookups

### Exterior

- New double paned bronze windows 2022
- New garage doors and openers June 2022
- 2 separate gated driveways for home and barn
- Epoxy garage Floor
- New gutters 2021
- Patio pergola with 8x8 solid cedar beams
- New pavers on front sidewalk and patio 2021
- \$30k worth of fencing; 4 rail with wire and auto security iron gate with dedicated electrical plug (used for Security/Christmas lighting)
- 3 sections of fencing for front yard, middle for dogs, and back for cows, pigs, and/or goats including covered shelter
- LED sensor lights on barn and trees in front & back yard
- Irrigation system, full yard (excluding pond area and flower beds)
- Beautifully matured oak trees throughout (not many lots with trees like this)
- Property line extends 15' beyond the fence to a drainage ditch
- AG stalls in back with electricity
- Basketball hoop and playset
- Cement pad with stubbed gas line ready for generator