HOUSE FEATURES & UPGRADES
‐---------------------------------------------------

Large Square-footage & Very Spacious (relative to entire neighborhood)

Built-in 7-zone RainBird sprinkler system

Outdoor Storage Shed (~10'x10' behind garage)

Single Door 2-Car Garage with Large, Oversized Work Space & Storage Area.

Extra-wide 2-car Driveway Extends the FULL LENGTH of the house (+ extra land to future widen driveway even more!)

HOA Approved Extra parking spot (or boat storage) on regulation foundation, on north side of garage.

Garage is fully finished with Pegboard panels installed on ALL walls .... along with vinyl checkerboard flooring throughout.

Built-in Mega-duty Workbench or Carpenter's Table ... plus Movable Metal Shelving throughout.

Child-safe Electric Garage Door Opener (w/ safety lockout feature)

GRANITE counter tops THROUGHOUT the entire house ... including 1/2 bath

REAL WOOD, WATERPROOF LAMINATE FLOORING thoughout 1st floor, including staircase and upstairs full bath

New modern Double-paned "Ultra Energy-efficient" lifetime warranty windows thoughout ... with REAL WOOD "custom hand crafted" indoor PLANTATION Shutters on all windows

With the "best-of-the-best" CertainTeed brand Waterproofing System along with the TOP TIER "Charcoal Black" Presidential Shake® shingle ... [more info @: certainteed.com/roofing (<http://certainteed.com/roofing>)] roof system installed in 2020 ... fully removed old composite roofing + removed the ORIGINAL real cedar shake roofing down to the frame.

Fully decked the house with the latest superior decking (roof foundation) materials ... Oriented Strand Board (OSB) - by far the most common and DURABLE type of roof decking material used today.

Removed ENTIRE ORIGINAL supply-water piping system completely down to the city water-meter.

Installed state-of-the-art temperature (freeze) resistant PEX BRAND water piping system ... along with a wonderful "always hot" recirculation manifold ... as well as installed a larger capacity (made in the U.S.A.) 50 gallon natural gas hot water heater ... and ALL new brass fixtures throughout (no pvc & NO GALVANIZED STEEL)!!!!

Replaced AC system condenser, compressor years ago ... upgraded to variable speed blower motors controlled by a Nest Smart Thermostat.

Heating system is natural gas also controlled by same Nest Smart Thermostat.

Oversized Kohler Stainless Steel undermounted deep-basin dual-sided kitchen sink with separate soap dispenser & a "steaming hot" water faucet.

Built-in upgraded Extra-wide 27 inch Stainless Steel (Frigidaire) "double oven" ... (originally only accommodated a mu
ch smaller standard 24 inch oven)

BUILT-IN to the foundation of the HOUSE ... and is QUITE PERMANENT ... made in USA ... LIBERTY brand SAFE ... with a FIRE RATING OF 60 minutes (HFD less thsn 5 minutes away!!! ...

Built-in safe is certified up to 83,000BTUs ... with a LIFETIME WARRANTY ... !!!