

RECENT UPGRADES & REPLACEMENTS 59 SAN DIMAS AVENUE

Electrical, replaced wiring throughout to code

Electric Panel upgraded 220, Spa or Hot Tub ready on cement pad backyard patio

All new switching with LED lighting and some dimmer switches

New Halo Recessed lighting throughout (36)

Masonry Gas Fireplace with new screen, spark arrestor and chimney cap

New insulation, all walls interior and attic

New Drywall --- No lead paint

New Forced Air Heating, all new ducting, intake, and registers

New Premium Water Heater

Plumbed for Solar

All new copper plumbing throughout

All New Windows, Milgard "Tuscany" Double paned (Title 24 Compliant)

All New Custom Doors throughout

All New Bi-fold Closet Doors (3 sets)

New Sliding Glass Door Double Paned

All New Carpet through out

Ceramic Tiled Entry Landings at four Exterior Doors

ADA Ramp at Front Door Entrance

Added ventilation to Attic

All New Smoke/CO Alarms

Kitchen

All new "Thomasville" Cabinetry

Stone Counters

Kraus Standard PRO Undermount Stainless Steel 28inch Single Bowl Sink,

New Insinkerator garbage disposal

Koehler Simplice Single-Handle Pull-Down Sprayer Kitchen Faucet with DockNetik and Sweep Spray in Polished Hard Chrome

Polished Hard Chrome handles and knobs

New GE Range

New GE Range Hood with Microwave

New GE Dishwasher

Fully Tiled Kitchen Floor and Dining Area

Laundry Room

All New "Thomasville" Cabinetry

Polished Hard Chrome Knobs

Fully Tiled Floor

Direct access from Kitchen

Direct access to Back Yard

Bath #1

Stone Tiled Shower

All New Glass Shower Door

Mohen Adler Single-Handle 4 Spray Shower Faucet in Polished Chrome

All New Thomasville" Cabinetry with Koehler undermount Sink

All New "Thomasville" Cabinetry Wall Storage-linnes

Polished Hard Chrome handles and knobs

Ceiling Fan with Heater and ducting

New Koehler Toilet

Hallway

All New Thomasville Cabinetry Linen Closet

Bath # 2

New Bathtub and Tub Surround

Mohen Adler Single-Handle 4 Spray Tub and Shower Faucet in Polished Chrome

All New "Thomasville" Cabinetry with Kohler undermount Sink

Polished Hard Chrome handles and knobs

Ceiling Fan with heater and ducting

New Kohler Toilet

New Ceramic Tiled Floor

Garage

New Garage Door with electric opener

Finished with drywall, crown molding and baseboards

Added ventilation

Inside Entrance Directly to House from garage

Outside

New Exterior Paint and Trim with 3 Coats, Premium Behr Paint-No Oil Base

Fascia and Trim with Clear Hrt Redwood

Cedar Wood Siding on front

Freshly Graded ready for Drought Resistant Plantings in both front and back

Bricked Wainscoting Planter and Front Entry

Gated Side Yards (East & West) with Locked Gates, 2 Secondary Internal gates, east & west

Backyard

New Redwood Fencing with Lattice Top 7' tall (plus)

Covered Tile Patio

Additional Cement Patio Hot Tub Ready

Drainage enhanced all around the property

Raised planter in the backyard ready for your drought plantings or vegetable garden.