

FEATURE SHEET

- 2009 - New roof
- 2010 - New Duradeck Primary bedroom deck
- 2010 - Whole interior upgraded: new trim, paint (interior and exterior), Italian porcelain tile floors in lower foyer, hall and laundry room, and in upper floor back pantry.
- Kitchen renovated in 2010 - 14 foot island with double thick Hanstone and a waterfall edge, Kitchenaid fridge & stove, all new cabinets. Second Whirlpool fridge (2018)
- Floors refinished upstairs in 2018, new hardwood stairs 2018
- New engineered maple hardwood in all bedrooms/flexrooms on lower level 2018
- 4 piece Primary ensuite bath renovated 2016, heated floors added
- 2 piece powder room replaced 2011
- LG programmable large capacity washer & dryer 2015
- 3 piece main level bath replaced 2019, heated floors added
- High end, super efficient Septic pump new 2017
- Two hot water tanks, one new 2017
- Standing freezer added in garage 2018
- New drywall ceilings and pot lights in lower level and all three bathrooms (2020)
- Replaced aging, smaller back deck with 1500 square foot deck with frameless glass (2015), heavily reinforced for future hot tub, bunkie or pergola plans (built on 12" centers).
- Replaced front deck over Septic tanks with 16 x 16 platform, stainless steel balustrading

- New steel garage doors 2019
- New French doors westside 2019 creates a second private entrance to the main level.
- West side deck (2020) is an enclosed deerproof space taking advantage of the long sunny days. ***Deck was designed with a platform to hold an integrated cedar hot tub or a regular hot tub facing the ocean. Creates a full wrap-around deck from front entrance up to back deck.
- Glass replaced on 3 sliding doors on upper floor, 2021
- New support posts added under the front deck in 2021(cosmetic choice).
- 2021 - 5K in tree removal to improve view
- Under the front deck is used as an undercover deck.
- Bluetooth ready, programmable 4-line tap & irrigation piping added to back deck and westside deck 2022.
- Raised garden beds for vegetables (2020)
- All interior and exterior lighting in the house has been replaced 2015-2022.
- 2022 - Interior paint all doors and 80% of walls
- 2022 - Exterior paint on west side
- 2022 - Exterior fencing new, existing fencing back deck stained