

DESIREE

The Basement

Sellers remodeled the entire level, including leveling the slab and running new plumbing/waste pipes. There is a brand new laundry room/guest bath with a curved-wall shower, nice tile and fixtures, a double farm-style sink, high end faucet fixtures, new cabinetry, a drying rack, built-in linen closet, and a deluxe large capacity LG washer and dryer.

The laundry room/bathroom has radiant floor heat. The large guest bedroom/multi-purpose room (with french doors to the lower deck and killer views) is big enough to accommodate a King guest bedroom suite and home office/yoga studio/whatever space. One of the walls has cool shiplap siding and the ceiling is soffited.

They made choices during remodeling so the basement may stand-alone as rental unit, such as running a circuit to accommodate an upstairs W/D. A vision exists for adding a stacking washer/dryer unit into the second top-floor bathroom (by borrowing space from the oversize bedroom closet).



Utility Systems

There is air conditioning!! Both the furnace and the air conditioning unit are new. So is the on-demand hot water heater. All the downstairs plumbing and the waste pipes are new. A new master electrical panel and a new 200Amp electrical service were installed.

They also ran two 240 v circuits, one to the wall near the driveway/street to fast charge electric vehicles; another terminated in the garage for a possible shop or upstairs washer dryer. Also ran a separate 110v circuit (so two circuits serve the garage) and installed an outlet in the front garden area for things like holiday lights. The utility systems are in great shape.



Other updates and customization

Sellers rebuilt the entire wall of the basement-level deck, adding a large storage shed with built-in shelves. They resurfaced the main floor deck, rebuilt the railing pillars, and installed a Sonos whole-house audio system with separately-controllable zones for the living room, kitchen, main deck and lower deck. The speakers, built into the ceilings, are controllable from your phone. Sellers created custom roll-out pantry shelves with space for recycling bins and pull out drawers. They also installed a custom closet system in the master suite. This house has tons of storage.



House System Notes