

46 Dandelion Court Newbury Park, CA 91320

Upgrades and Special Features

- Exterior house professional painted using premium Benjamin Moore paint.
- Newer premium redwood fence and pool pump area fence.
- Re-roof: Roof completely removed and restored to new like condition. New double 40# felt (tar paper) and edge metal aluminum flashing installed for additional protection. All broken concrete tiles replaced external pipes either replaced or resealed.
- Low maintenance Elitewood white color aluminum pergola/patio cover in backyard attached to house with premium Kichler Chesapeake light fixtures. Exterior backyard additional matching Kichler wall mounted light fixtures.
- New Milgard Tuscany Series Vinyl windows and patio doors installed throughout entire house. Quiet and energy efficient rated for Canadian regions for thermal insulation quality.
- Pool: Comprehensive in-ground pool remodel, new pebble tec, new tile, new brickwork and all new high efficiency Pentair pump, heater and filter system. Polaris pool cleaning system.
- All new Cherry woodwork, outlet and paddle switches installed. High quality Baldwin and Emtek door handles and lock sets. Jeld-Wen premium custom mahogany glass panel front door with furniture quality maintenance free factory finish. Acoustic ceiling removed in rooms/hallways/closets not requiring it, other areas (bedrooms and living room) purposely left but smoothed some via double painting and new highest quality Mohawk SmartStrand Silk carpet installed to create comfortable quiet spaces. All rooms professionally painted using premium Benjamin Moore "eggshell" wall and ceiling paint. Custom Levolor blinds and shades throughout.

Features specific to certain rooms/areas ...

- a. **Kitchen:** Quality Thomasville Plaza style Cherry wood cabinets with soft close feature. Graal fine Italian porcelain tile using 27 piece non-repeating pattern. Premium Ubatuba granite countertops with a ogee bullnose edge. High efficiency LED recessed lights and halogen under cabinet lighting. Premium GE Café series stainless steel appliances throughout. Quality Blanco stainless steel sink and Kohler faucet. Solid core T.M. Cobb Colonist 6 panel 20 minute fire door to garage.
- b. **Master and Guest bathrooms:** Thomasville Plaza style Cherry wood cabinets with soft close feature. Premium Spanish Crema Marfil Marble floors, tub and shower surrounds. Emperador Dark Marble design details and accents. Quality manufactured quartz countertops with a ogee bullnose edge. Hydro Systems "Savannah" 66"L x 44"W x 24"D Jetted water & air tub with inline heater. Frameless 3/8 inch glass shower doors. Quality Moen "Eva" brushed nickel

faucets and shower heads. Toto Dartmouth ECO soft close toilets and Kohler sinks. Recessed LED lighting and brushed nickel Tech Lighting and Murrey Feiss designer light fixtures. Alno "Creations" designer mirrored (exterior and interior) European style soft close hinge medicine cabinets.

- c. **Bedrooms:** Contractors Wardrobe "Majestic" dark cherry framed mirrored sliding closet doors. All closets lighted with compact CFLs.
 - d. **Garage:** Completely painted interior. New quality insulated Amarr garage door and ultra quiet Genie Pro "Stealth" belt drive garage door opener installed. Premium Masonite Triple locking premium security fiberglass entry door in garage. Access to large lighted attic storage area.
- Heating/Cooling/Misc Appliances: New Kenmore Water Heater and HVAC system installed. New Kenmore washer/dryer.
 - New owner assumable Clark Pest Control Termite Indemnity protection program. Cost approximately \$420/year.
 - ADT wireless security system