

332-B WEST ALAMAR AVENUE

UPGRADES LIST \$300,000+

NEW UPGRADES 2018-2020

- High-end Cali bamboo wood flooring in living room, both bedrooms, den and stairs, incl. removing of sub-flooring and installation of cork underlayment; 50-year warranty
- Tumbled travertine staircases to match existing travertine flooring in other areas
- Kitchen solid quartz countertops, cabinet doors/ hardware, Bosch refrig., Samsung range
- Solid carved cherry wood beams in both bedroom ceilings
- LED lighting and ceiling fans in both bedrooms
- LED lighting in backyard
- Water/gas connections in garage for future laundry and/or tankless water heater
- Fresh paint throughout (except for existing designer paint in bathrooms)

UPGRADES 2012-2013

- Tumbled travertine flooring in entryway, kitchen, dining area, all bathrooms and hallways
- New interior doors and hardware
- Custom window coverings and new window hardware
- Recessed can lighting throughout with dimmers
- Wrought-iron fixtures throughout (from the Steve Handelmann workshop)
- Custom iron rails throughout
- Granite for living room fireplace, fossil stone for master bedroom fireplace
- Surround-sound wiring in living room
- Fisher-Paykel double-drawer dishwasher, new sink and hardware
- Conversion of closet by kitchen to stacked washer/dryer
- Master large walk-in closet custom organizers, cedar lining, fossil stone counters
- Master bath custom cement countertops, travertine shower/tub, “flowing” river rock, new hardware throughout
- 2nd bath custom fossil-stone countertops, travertine shower/tub
- Powder room custom Venetian wall plaster, art glass sink
- Garage built-in cabinets
- Water softener
- Arizona flagstone in backyard patios, patio steps and front entry
- Unique water fountain in backyard
- Gorgeous succulents and other low water-use plantings in backyard