

Overall Upgrades - Upstairs & Downstairs

- Elk lighting fixtures & chandeliers in all rooms and hallways (living room/bedroom chandeliers not included in sale), rods & window treatments and loop-control linen roller shades on all windows, neutral paint palette, tall baseboards; custom floral-detail casings on all doors.

Upstairs Upgrades (Main living space)

- Overall: American cherry engineered hardwood flooring, french-wrap carpeting on stairs.
- Kitchen: American cherry cabinetry with painted maple glass-front upper cabinets, crown molding, glass & pewter hardware; built-in cherry pantry cabinet with crown molding and tulip legs; stainless-steel appliances; wine refrigerator in place of dishwasher (can swap back to dishwasher); stainless-steel sink, new garbage disposal, Kohler Revival-series faucet set; Corian private collection counters in Sagebrush; limestone floor tiles with sea-grass fossils; Walker Zanger Gramercy Park Flowering Leaves hand-pressed backsplash tiles; custom window cornice and embroidered linen valance; recessed lighting.
- Alcove (Dish Room): built-in display & pantry cabinets (same cabinetry as the kitchen).
- Great room: Phantom (retractable) screen door.
- Bath: new extra large shower with Kohler fixtures, glass mosaic tile detail and custom frameless shower doors; cherry vanity with Kohler water's grove vessel bowl & faucet, Corian counter, custom mirror, ceramic tile backsplash with glass mosaic tile detail, linen closet with California Closets cabinet doors & shelving, vinyl flooring.
- Master bedroom: "to die for" California Closets cabinetry & shelving; recessed lighting.

Downstairs Upgrades

- Overall: vinyl "parquet" flooring (coordinates with upstairs cherry/limestone flooring).
- Entry: craftsman-style fiberglass front door with leaded-glass insert; new doorbell.
- Laundry: custom cabinetry by California Closets.
- Guest bathroom: maple vanity with Kohler water's grove vessel bowl & faucet, Corian counter, custom mirror, ceramic tile backsplash with glass mosaic tile detail.
- Guest bedroom: California Closets cabinetry.
- Office: (second bedroom) no additional upgrades to "overall" categories.
- Den: Phantom (retractable) screen door.
- Garage: new insulated door with windows, cabinets & workspace (this cabinetry was formerly in the kitchen upstairs), additional lighting; humidifier added to heater.
- House: Kichler outdoor lighting (front of house & both decks); roof detail added to front eaves, trellis added above garage door; house painted inside & outside, wide front step.

The Gardens

Eco-friendly landscape with trees, shrubs and easy-care perennial gardens; the front is an evergreen spruce garden (snow covered in winter), the backyard winter-scape is deciduous with arbors.

- Hardscape: dry creek bed meanders from backyard to front curb, gravel/stone garden paths, custom arbors & art gates, cottage-style shed, sun patio with fire pit; craftsman details & stairs added to both large decks, south rain gutter to a small dry creek bed, north rain gutters empty to main dry creek (one with slate & copper rain chain/bowl décor), pots, and trellises.