

**Upgrades completed during 2024-2025 remodel for 1445 Bluebird Canyon Drive**  
(Provided by Seller)

1. Everything brand new, finished construction in spring 2025
2. Fully custom white oak cabinetry with hidden storage, rolling shelves, lazy Susan
3. Custom marble slabs
4. Custom closets
5. Insulated floors
6. Rejuvenation hardware
7. Timber tech decking, railing and exterior lighting system
8. Full drip and sprinkler system throughout
9. Premium landscaping, lots of rose bushes, 3 fruit trees, and fruit bushes
10. Completely re-piped
11. Completely re-plumbed
12. All new electrical
13. Top of the line titan steel beam foundation reinforcement system
14. Premium new HVAC unit
15. Premium light fixtures from Visual Comfort
16. New water heater
17. All new appliances
18. All new central HVAC ductwork
19. Premium siding
20. Entire house is fire rated, fireproof stucco and decking materials
21. Fire sprinklers, interior and exterior
22. Premium reclaimed patio brick
23. Premium waterproofing system on 500sqft deck
24. All new custom windows and doors
25. Storm drains
26. Premium gutters
27. Outdoor shower with thermostat valve
28. Yard re-leveled to ensure proper water drainage away from house
29. Water spigots on every side of the house to make watering plants a breeze
30. Premium Zelige tiles in both bathrooms