

# UPGRADES AND IMPROVEMENTS SINCE PURCHASE (Dec 2020)

## Energy and Infrastructure

- 84-panel owned solar array — doubled from original 42 panels in a single permitted expansion project. Dramatically reduces or eliminates utility costs.
- Full natural gas system replacement — every line from the street connection through all appliances and drops was permitted and replaced. Fully code-compliant, fully documented.
- New HVAC unit replaced (one of three zones) — recent documented replacement.
- Tesla Level 2 EV charger installed in garage.

## Outdoor Living

- Built-in Alfresco LX2 grill integrated into the outdoor bar and kitchen — professional-grade permanent installation alongside existing outdoor sink.
- Upgraded exterior lighting throughout — smart lighting system upgrades including three color-changing smart sconces at the garage.

## Interior

- Guest bathroom full renovation — designer-level refresh on the living room bath, all new fixtures and tile.
- Two permanent Jonathan Adler chandeliers installed.
- Epoxy-coated garage floor with clear seal.
- Full interior and exterior repaint.
- New dishwasher.
- New bar ice maker.

---

## EXISTING PREMIUM FEATURES

- Single-story 5,323 sqft on nearly a half acre — largest home and lot on the street
- Soaring great room with ceilings over 22 feet
- Two fireplaces — gas, brick, and marble
- Travertine floors throughout
- Exposed beam ceilings
- Solid alder wood doors and trim throughout
- Vaulted and cathedral ceilings
- Walk-in pantry, formal dining, bar
- Haiku by Big Ass Fans ceiling fans throughout
- Motorized blinds throughout (all rooms except primary suite)
- Full integrated security system — 8 cameras, motion sensors, door and window sensors, video doorbell, central monitoring panel
- In-ground saltwater lap pool and spa
- Gas fire pit
- Full mister system
- Private walled entry courtyard with water feature
- Golf cart garage
- Pool safety fence included
- Fully walled grounds with mature privacy hedges
- Washingtonian palm, tangelo, orange, and fig trees
- Designer provenance — 1978 original, neighborhood featured on Modernism Week tours
- No HOA — Indian Wells address with full owner freedom

- Walking distance to Eldorado Country Club, Indian Wells Country Club, and The Vintage Club
- Panoramic mountain views
- Tankless water heaters