

## **Seller-provided list of upgrades for 22591 Via Santa Maria**

### **General:**

- New luxury vinyl plank flooring and baseboards throughout.
- Newly remodeled kitchen and bathrooms with permit.
- New all wood custom entry door.
- New paint inside.
- New primer and paint on all properties outside walls.
- New privacy vinyl fence on the outdoor sitting area.
- New LED recessed lights and new light fixtures with LED bulbs
- Bathroom fan switches upgraded to auto humidity control switch.
- All bathroom light fixtures upgraded with a vacancy light switch.
- New energy-efficient double-pane windows throughout.
- New cabinets, sinks, countertops, faucets, mirrors and toilets in all bathrooms.
- Master bathroom toilet has seat warmer bidet, foot sensor flushing and night light with remote control.
- New door handles throughout.
- New electrical outlets and switches throughout.
- New chandeliers/light fixtures in the entry, dining, living room, kitchen and bedrooms.
- Home has been re-piped.
- New Epoxy flooring in garage.
- New upgraded electrical panel to 200-225 amps with permit.
- Electric vehicle ready with new EV outlet in the garage with permit.
- Inside of garage has been drywalled, finished and painted.
- New high-capacity washer and dryer set.
- Newer concrete in driveway, side yard and backyard.
- Backyard concrete color stamped.
- Large fully enclosed, private wrap-around low maintenance backyard.
- New front area privacy fencing.

### **Kitchen:**

- Custom quartz countertops with waterfall edge, island seating, and pendant lights.
- Custom quartz matching full backsplash.
- Newer shaker cabinets
- Newer stainless steel sink with strainer, newer garbage disposal and newer faucet and soap dispenser
- Newer stainless steel appliances including high-end gas range with air fryer, dishwasher and microwave with built in exhaust that is connected to vent outside.
- Newer stainless steel cabinet depth refrigerator with built-in ice maker.

### **Master Bedroom:**

- Newer chandelier, flooring and baseboards.
- Newer custom walk-in shower
- Newer ceiling to floor custom granite walls in shower.
- Newer bathroom flooring, cabinets, quartz countertops, faucets, double sinks, and mirrors.