

## 177 Calle Mayor - Upgrades List

The HOA outfitted the entire property with new copper piping in 2010. In 2020 the condo underwent a full renovation, down to studs, and construction was done to open up the space - removing all dropped ceilings and letting more light into the kitchen and the primary ensuite bathroom. In addition, electronics (modem, Tivo, AppleTV, etc.) were all wired through the walls to hide wires with an electronics center set up in the garage, and surround sound was installed in the living room with hidden speakers.

All new appliances were installed, including:

- Signature Collection 36 Inch French Door Column Refrigerator with 2 Drawers (upper: convertible, lower: freezer) in Stainless Steel; this has a filtered water spout within the fridge
- Samsung Chef Collection 30 Inch Smart Slide-In Gas Pro Range with Wi-Fi, Dual Convection, 5.8 cu. ft., 4 Burners, 22K Dual Ring Brass Power Burner, Illuminated LED Knobs, Soft Close Door and ADA Compliant; Stainless Steel
- Zyper hood
- Miele full console dishwasher, in stainless
- LG washer and dryer: 7.3 cu. ft. Ultra large Gas Dryer with Sensor Dry Technology and 4.5 cu. ft. Top Load Washer with Impeller, both in white

The kitchen also has a stainless steel 30" extra deep trough sink

The living room features a new electric Heat&Glo fireplace for cozy feel and efficient heat, and for the dining nook, a custom-built vintage style red leather dining booth

Bathrooms were completely remodeled:

- Primary ensuite bathroom has California Faucets (Tamalpais design), black chrome fixtures and hardware which includes a double shower (2 can shower at the same time), California Faucets robe hooks and toilet paper holder to match
- 2nd and 3rd upstairs bedrooms share a bathroom with satin nickel Grohe bathroom fixtures and hardware; this bathroom includes a new bathtub and both a shower head and shower stick for hand shower

All cabinetry in the kitchen was custom built by Coastal Cabinets using white oak exterior, birch interior, modern design with slab doors and no visible handles

Primary ensuite bathroom has a bamboo vanity, sliding barn door and matching storage area with deep drawers for laundry bins to be hidden, all custom built by Coastal Cabinets

The shared upstairs bathroom has a Roburn vanity, and above it West Elm retro style globe sconces around a circular black trimmed mirror

All bathroom sinks were replaced during remodel, as were the toilets (3 new Villeroy & Boch O.novo toilets), and all tiling is new. Grout has been refinished in preparation for rental.

The main floor powder room has a custom-built zebrawood vanity and backsplash, with a pendant light for softer lighting in addition to a bright ceiling light

All closets are built with custom Elfa closet system by The Container Store

Throughout the condo there are all new Italian white oak hardwood floors, using partly engineered wood for easy care and to prevent warping

Through the condo all door hardware was replaced with modern style Emtek satin nickel hardware

Window treatments include The Shade Store blackout curtains (in primary) and honeycomb blinds in the 2nd and 3rd bedrooms; the bonus room off the garage also has blackout curtains by The Shade Store. On the main floor, the living room features new motorized blackout shades.

During the remodel the condo was painted with Benjamin Moore Snowfall White

The staircase from the main floor to the upper is original but recarpeted during the remodel, the wooden support post painted with Benjamin Moore Graphite trim, the traditional handrail was removed and replaced by a modern white handrail that blends visually into the wall and steel rods were added for an open, airy modern look in the main floor