

2228 Cranesbill Pl, Avila Beach
Amenities and Improvements

- Home completely renovated since purchase in 2018
- Floating stairs to primary suite and all stair railings installed
- Quartz countertops in kitchen, laundry room, and baths
- Quartz countertop with waterfall edge at breakfast bar
- Kitchen extended and additional tall cabinets installed
- Range hood added in kitchen
- Water filtration system at kitchen sink added
- Custom vertical tiled backsplash in kitchen
- Library ladder with rail installed to access tall cabinets
- LED ceiling fixtures with dimmers added throughout home
- LED low voltage lighting added in in Jack and Jill bathroom, stair handrails, kitchen cabinetry top, interior and under cabinet, and in entertainment area
- Ceiling fans added in every room
- LED wall/art lighting added
- Smooth textured all vertical walls
- New designer paint colors throughout home
- HVAC vents added to bedroom 3 and bonus room
- Supplemental electric heat added in each bedroom and bonus room (in addition to central furnace)
- All cabinetry replaced (original frames, doors and countertops)
- Soft close cabinetry throughout
- All new appliances within last 6 years
- New dishwasher 2024
- New water heater 2024
- New forced air furnace 2024
- Wall mounted air conditioning unit installed in primary bedroom
- Private balcony off primary suite
- Large walk-in closet in primary suite
- All plumbing fixtures replaced (tub, sinks, shower, toilets, handsets, shower enclosures, towel racks)

- Internet hard cabled to all rooms except kitchen and bathrooms
- All door hardware replaced except front door
- Built in work station and barn style closet door added in bedroom 2
- All electrical switches (lighting and fans) and outlets replaced with Decora style
- LED lighting in garage installed
- Epoxy flooring and built in cabinetry in garage
- Convenient powder room on main level
- Large laundry room with abundant cabinetry, sink and clothing rods
- Bamboo flooring in all rooms except bedrooms
- Silhouette window coverings
- Living room window coverings have motorized remote control
- Ideal layout for entertaining
- Large front deck with sweeping valley views
- Home backs to tranquil open space