

LIST OF UPGRADES

22209 DENKER AVENUE

3 BD | 1.5 BTH | 1138 SF



ALL NEW CHEF FRIENDLY CUSTOM KITCHEN FEATURING:

- New white shaker cabinets with soft close drawers and doors
- New quartz counter tops with large 10" deep x 30" wide SS farmhouse sink and faucet
- New subway tile backsplash behind sink counter and stove area
- New SS Stove exhaust hood with LCD lights
- New LG gas range
- New LG pro-series Dishwasher
- New low profile garbage disposal
- New french door LG fridge with filtered water and ice on door
- New custom kitchen tile flooring extends into dining area
- New recessed can lighting in ceiling with dimmer
- New LG high efficiency washer and stacking dryer

ALL NEW ONE FULL BATHROOM AND ONE 1/2 BATHROOM:

- New tile floors with new sub-flooring (both bathrooms)
- New cabinet with soft close cedar lined drawers and new low flow water fixture (full bath)
- New low flow Toto toilets with soft closing seats (both bathrooms)
- New Panasonic energy efficient exhaust fan and LED light (full bath)
- New cast iron bathtub and full tub-to-ceiling tile shower with new low flow shower head
- New central HVAC system - All new ductwork high efficiency central AC and Furnace
- 3 New ceiling fans with LCD lights (1 in each bedroom and 1 in LR - all with remotes)
- New flooring throughout entire house
- New 200AMP electric service and mostly new wiring
- All new switches and outlets in entire house (including GFI where required)
- New Rinnai 199,000 BTU tankless water heater with mostly new plumbing
- New Doors - all interior rooms, closets and exterior doors
- New wood trim baseboards and trim around all (new double pane) windows
- New LCD canned ceiling lighting in kitchen and hallway with dimmer
- All exterior walls have new professionally blown-in insulation for sound/energy efficiency
- All rooms have new special ordered Bali mini blinds and much new plaster in walls/ceiling
- New 3' x 10' x 3' concrete bamboo planter outside of dining room window
- New 2021 landscaped yard with 6' Indian Laurel privacy fence across entire front of property
- New 2021 privacy screening on front porch
- New 2021 decomposed granite for 4 car parking area of 27' x 52'
- New 2021 12' x 20' stone patio, South side with cedar privacy gate and sail shades overhead
- New 2021 8' x 12' custom wood storage shed with locking steel door, workbench, lighting
- New 2021 7' galvanized and cedar fencing on South side of property
- New 2021 Motion sensor security exterior lighting, South, East and West side
- New 2021 gutters and downspouts
- 4 KW Sunpower Solar electric system (existing)
- ADU ready garage; existing hot/cold water & drain, electricity (must check city permitting)



MELISSA PILON | COMPASS | MELISSAPILONHOMES.COM

01

Compass is a real estate broker licensed by the State of California operating under multiple entities. License Numbers 01991628, 1527235, 1527365, 1356742, 1443761, 1997075, 1935359, 1961027, 1842987, 1869607, 1866771, 1527205, 1079009, 1272467. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.

LIST OF UPGRADES

22207 DENKER AVENUE

2 BD | 2 BTH | 1200 SF



- Central air and heat, 92% high efficiency rated
- Kitchen cupboards and drawers w/foil stamped facing and German soft close hardware
- Quartz waterfall countertops with custom extra large 12" deep x 36" wide SS farmhouse sink
- Custom kitchen island with cupboard storage, built in microwave & extra electric outlets
- Reverse osmosis drinking & refrigerator water system with separate countertop faucet
- 14' ceilings with large custom 7' and 8' windows in bedrooms, bathrooms, entry & great room
- Rinnai 199,000 BTU tankless water heater (largest residential system available)
- Entire house has recessed can lighting with dimmers throughout each room and hallway
- 3 ceiling fans (one in each bedroom, one in great room) all with LCD lights & remote controls
- Two bathrooms: one bathroom with tub and tile bench plus marble tile walls and one bathroom with custom 7' x 4' walk-in shower with tile bench and marble tile walls
- Each bathroom has a Panasonic high efficiency exhaust fan with LED light and timer
- Each bathroom has a low flow Toto toilet with soft close seat
- Ceramic tiled floor entry way
- Commercial grade luxury vinyl plank flooring (except Marble tiled bathrooms & tile entry)
- Two walk in closets - one for each bedroom with "soft close" pocket doors
- Bosch 600 series built in dishwasher
- New Chef Friendly GE high efficiency electric stove and oven
- New Samsung high efficiency 4 door refrigerator with filtered water/ice on door
- New Stainless exhaust Stove hood with LCD lights
- Large pantry with SS shelving and soft close pocket door
- Large laundry with shelving and soft close pocket door
- New LG high efficiency extra large capacity matching washer and gas dryer
- Extra closed cell foam insulation in all walls (interior and exterior), ceilings, floors - in addition to the standard insulation requirements
- 5 outdoor covered GFI electric outlets
- 2 car garage and driveway with parking space for 4 cars
- One thousand gallons (2 ea 500 gal) rainwater collection system & slow drip watering system
- New (2021) motion sensor security exterior lighting on South and West side
- New (2021) 12' X 20' Bamboo Composite Deck 10' Redwood lattice / Jasmine vines
- New (2021) 7' x 51' concrete patio, 2 large (3'x15') concrete Bamboo planters South wall
- New (2021) 7 Custom electric blinds on all 8' upper windows w/ programable remote controls
- New (2021) 7 wireless camera exterior & interior security system w/video doorbell, integrated 5 way keyless fingerprint deadbolt, cell phone app - self contained hardware (no monthly fees)
- New (2021) 3 large redwood planters on South and East side of decking and Shed
- New (2021) 12' x 25' Grass backyard with sprinkler system tied to rainwater collection system
- New (2021) 7' galvanized and cedar fencing on entire South and West side of property
- New (2021) Large decomposed granite parking area for 38' RV



MELISSA PILON | COMPASS | MELISSAPILONHOMES.COM

02

Compass is a real estate broker licensed by the State of California operating under multiple entities. License Numbers 01991628, 1527235, 1527365, 1356742, 1443761, 1997075, 1935359, 1961027, 1842987, 1869607, 1866771, 1527205, 1079009, 1272467. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.