CENTRAL COAST life realty

Features & Upgrades List

1645 Encino Court, San Luis Obispo

INTERIOR PAINT, CEILINGS & FLOORING
- Painted throughout in Chantilly Lace, including doors, closets, cabinets, and tongue-and-groove ceilings
- Removed popcorn ceilings in hallways and two bedrooms
- Removed crown molding and replaced vents
- Installed McMillan Waterproof Niobe laminate flooring
- Installed new curtains on all windows

KITCHEN, DINING & LIVING AREAS
- Raised and refinished the kitchen island
- Installed a new kitchen sink
- Added a window sill
- Updated light fixtures and ceiling fan
- Installed new electrical outlets
- Removed the old Jefferson iron stove and patched the ceiling vent opening

BATHROOMS
- Guest bathroom: New bathtub/shower combination and mirror
- Primary bathroom: New mirror and light fixture

LIGHTING, APPLIANCES & HOME SYSTEMS
- New hallway and office light fixtures
- Tesla charger installed in garage
- New washer and dryer
- Replaced heater's flame sensor
- Schlage smart lock installed on front door treatments

EXTERIOR, IRRIGATION & DRAINAGE
- Removed large chicken coop
- Repaired back gate and fence below the orchard, including gate lock
- Installed mounted retractable garden hose in backyard
- Repaired irrigation and installed new controller in garage
- Installed rainwater drain outside the living area's courtyard door
- Removed large dead fig tree near orchard deck
- Added string lights on outdoor deck

ORCHARD — EXISTING TREES
- 3 avocado
- 4 lemon
- 2 orange
- 1 grapefruit
- 1 persimmon
- 1 fig
- 1 nectarine
- 1 Chinese quince

ONGOING MAINTENANCE
- Biweekly landscaping
- Seasonal AC/heating maintenance
- Routine pest-control treatments

RENOVATION DOCUMENTS
- Land survey
- Soils report
- Building permit

Have any questions? Reach out to youragents@centralcoastliferealty.com
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