9854 Fox Valley Way - Upgrades List

PROPERTY UPGRADES & FEATURES

1 Matching Custom Oak Media Centers & Built-ins
2004 · $40k
2 media centers, cabinetry in loft, oak bannisters.

2 Master Bedroom Custom Closet Organizer
2010 · $14k

3 Landscape Architect-Designed Backyard
2003 · $90k
Landscaped yard and back hill terraced with retaining walls, plants, fruit trees, etc.; in-ground spa with waterfall; tiled bar area with built-in gas grill. **Note:** gas line is not working — recommend replacing with a propane grill.

4 Exterior Stucco — Tex-Coated
2008 · $40k
Benefits: longer-lasting; protects against water/fire; insulation and lower energy bill; no cracks.

5 Gutter System with Drainage
2021 · About $4k

6 Two New Gates
2026 · $2,700 — just installed by Alpine Fencing.

7 Hot Water Heater Replaced
~2023 · About $1,500

8 Fiber Optic Wiring
2018 · $500

9 OTHER SMALLER UPGRADES

- Garage storage and shelving with 2 large light boxes
- Flag pole installed in backyard
- Fans in loft and downstairs bedroom
- Electrical added to pantry for light and new pantry door
- Double-sided mirrored door in toilet room of master bath
- Roof vents sealed
- Gas fireplace redone with ceramic logs
- Overhead recessed lighting added in a few places
- Moen faucets with lifetime warranty
- Full-width mirrors in bathrooms