



GENERAL INTERIOR

- Radiant Floor heat throughout first floor, except lower floor in entry
 - New Radiant Floor hot water heater installed in January 2020 and circulating pump (2018)
 - Warranty on hot water heater can be activated by new owners
- Professionally repainted in June 2020 with Benjamin Moore paint. (The two small walls on the second-floor hall and the two bedrooms on the second floor were not repainted)
- Cable provided to every major room...good internet connection with router on second floor
- Whole home, central vacuum system, with connections throughout the home, and the main vacuum system is located in the closet on the main living level
- ADT Security alarms on all doors, with fire, CO2 detection and window breakage alarms as well. Control panels in kitchen, master bedroom, and on third floor
- First Floor Gas Fireplace on/off switch is convenient in fireplace island
 - Heat & Glo 3-sided pier gas fireplace
 - This island has pop-open doors that provide for stereo and speaker access to Bose Speakers mounted for surround sound in ceiling
- Closets (2007/2008)
 - Master Closet constructed and built with pocket door.... custom made shelves and drawers by California Closets
 - Second- and Third-bedroom closets..... Interiors custom designed and installed by California Closet systems
- Curtains/drapes (2007-2008)
 - Master Bedroom
 - Custom made and installed light blocking full length curtains (~2008)
 - Second Floor Bedrooms
 - Custom made “Roman” shades with light blocking backing
 - First Floor
 - Custom made Up and Down Roman Shades with light blocking background on windows facing Racine
 - Custom made Up and Down Roman Shades on windows facing the side yard
 - Custom-made full-length curtains by windows near dining room
- Garage
 - New Garage Door Opening Motor installed in ~2019
 - New self-closing timer unit installed in 2019 (can be set to close the door in 3, 5, 10 minutes, etc. if one forgets to close it themselves)
 - Two metal locking cabinets mounted on wall for storage (2007), keys will be provided
- Easy access to garage and trash and.....no need to go out in weather
 - Motion detection light when accessing trash bins
 - Strong metal security door into shared hallway
- Common Hall
 - Well lit, locked security door between hall and entryway vestibule where mail boxes are located
 - Two of the tall common area handcrafted hall lights are on built in timer...installed in ~2012. These are the two on this unit's side. The other two are the responsibility of the neighbor

- Most manuals and instruction manuals are in a file for new owners

INTERIOR SPECIFICS

- Kitchen
 - New Viking gas cooktop (2009)
 - New Sub-Zero Refrigerator (2007)
 - New Microwave (2019)
 - Double Drawer Fisher Paykel Dishwasher (2007)
 - Under Cabinet lights (2007)
 - Bisazza Mix Oro Nefertite Blend tile backsplash (2007)
 - KWC APC Systema Deck Mount Faucet w/Pre-Rinse Spray (2007)
- Master bath...fully updated in 2007
 - Ceramic porcelain tiles throughout installed
 - Brand new steam shower – Amerec 160CF
 - Grohe Rain head
 - 4 body jets – Hansgrohe
 - Grohe Showerhead
 - Hansgrohe non-scalding volume controllers
 - Under Cabinet lighting
 - Two heated Robern Medicine Cabinets with mirrors on both sides
 - Two Duravit Sinks with “pop-up” stoppers
 - Two Dornbracht top of line Lulu faucets
 - New Wall Mirrors on the one side
 - Glass doors for shower and steam room
 - New Toto Toilet
 - New bathroom window treatments.... pull up or down
 - Radiant Floor heater with timer installed
 - Custom ordered and installed tinted glass sink top
 - Ber Elan Ebony Vanity
 - New Top of the line, self-closing cabinets
 - New chrome down lights above counter
- Second Floor bathroom...2007
 - New Kohler Sinks and Grohe Atrio High Lav faucets
 - Grohe Showerhead and tub spout
 - New Toto toilet
 - Top line air driven Basa Solo Thermo-Masseur tub with self-drying timer to keep clean with new faucets and Hansgrohe Thermobalance non-scalding controls
 - New marble countertop
 - Radiant Floor heater with timer installed
 - New Granite Floor, custom cut and laid
 - Marble and glass tiles installed around shower too
 - New lights over mirror and overhead track lighting
 - Glass Sliding shower doors added
 - ULT Adriatic Zebra Dark Vanity Installed
- Third Floor Bath.....2007
 - New Sink and faucet
 - New Toto toilet
 - Top line air driven Basa Solo Thermo-Masseur tub with self-drying timer to keep clean with new faucets and Hansgrohe Thermobalance non-scalding controls
 - New granite countertop with sink and faucets
 - Radiant Floor heater with timer installed

- New Verde Limestone “Fossil” Tile floor and shower trim (180-million-year-old fossils in the limestone tile), all custom cut and laid including in the shower
 - New lights over mirror and overhead track lighting
 - Ber Elan Solitaire Birch Sable Vanity - Installed
- Third Floor mini kitchen.....2007
 - New marble top
 - New Sink and faucet
 - New Marvel Wine Cooler installed
- Master Bedroom
 - Very large master bedroom with east and south unobstructed light
 - New southern facing window (~2016) (Associated Materials)
 - Special ceiling fan with remote, and reversing ability (2007)
 - Track lighting (2007)
- Utility Room
 - Rubber floor installed (2007) along addition of floor drain
 - New Gas Dryer (2019)
 - New Hot Water Heater for home faucets and showers installed December 2020,
 - Warranty can be activated by new owners
 - Attic space with pull down ladder in utility room
 - Great and large storage space available
- First Floor Powder Room (2007)
 - Professionally wallpapered with Abacadazzle Cosmic – Celadon Abaca/Lurex hand woven with glimmering metallic thread wall covering
- Dining Room
 - Custom ordered faux antler chandelier (~2010)

GENERAL INFORMATION ON EXTERIOR

- First Floor Side Yard (2007)
 - Custom built (Ashland Millwork, Inc.) tall doors ordered and installed for access to side yard
 - Blue Stone pavement installed by professional landscaper
 - Professionally installed low voltage lighting to accent plants
 - Custom designed and built tall copper water fountain (drained for winter)
 - Iron fencing installed with a locking gate. Wood used and stained is treated lumber (2008)
 - Dog use area with pea gravel near gate to street
 - High Quality motion detector mounted high above side doors
 - Custom 5' x 2' Hinged metal framed table for enjoyment
- Front Door onto Racine
 - Custom designed and installed Iron Security Gate (2007)
 - Re-stained and sealed exterior of front doors (2020)
 - Built in timer for outside post lights added in ~2012
- Third Floor Deck Area:
 - The wood cedar exterior third floor deck walls were re-stained in ~ June 2020, as were the gutters
 - Treated wood flooring for third floor deck was sanded and refinished in 2018
 - The roofing under the wood deck on the third floor is a rubber roof
 - The roof over the third floor has a Dura Last (stated as a 30-year roofing material) on it installed in 2011 with a 15-year labor and material warranty. (Lindholm Roofing)

- Fabulous and spacious private deck with spectacular views over the park and toward the city

ADDITIONAL INFORMATION

A Grant and Reservation of Easements document is on file with the city from 1995 covering common areas. A First Amendment to that Grant and Reservation is being processed currently which includes the following:

- Each owner shall occupy and use the dwelling as a Private dwelling
- Rental & Leasing of dwellings is prohibited except for:
 - Owners shall be permitted to lease their dwellings for not less than 12 months to someone
 - There are no limits on owners leasing to Owner's immediate family members
 - There are medical and health exceptions for the Owners built into this amendment.