

700 23rd Avenue Upgrades

Previous owners (all work done with permits):

Viking professional appliances (8 burner gas range and dual electric oven, hood, refrigerator and freezer)
Major foundation and seismic upgrades
Marvin double pane windows on lower level/ground floor
Marvin French doors and kitchen bay window
Deck off of kitchen
Plumbing infrastructure
Electric garage door opener
200 amp electrical main service

Work done by current owners (05/08 - all work done with permits):

Flooring:

Brand new white oak hardwood floor (3" wide board) with Boca Glitza finish throughout
Van Dijk vinyl flooring in upstairs bathrooms, bathroom on lower/ground level and laundry room
New wall-to-wall carpeting on lower level, and on stairways

Walls:

Custom color matched Venetian plaster done by TBC plaster artisans in living room and dining room
New paint throughout

Lighting, Security, Sound System, etc.

All new electrical wiring with 3 subpanel locations and new breakers

All new halogen, low voltage recessed lighting throughout

Lutron Homeworks lighting control system with preset keypads

Holovision door entry station with intercom and surveillance camera

GE Home Security system with monitored smoke detectors

TV, phone, and data cabling with gigabit LAN

Built-in ceiling speakers in kitchen, playroom, master bedroom, master bathroom, and guestroom

Eurospan acoustical ceiling with isolation treatment in media room/studio

Living Room:

Custom built-in cabinets

New gas fireplace with new duct work

Master bathroom:

Mosaic glass tile shower, zebra wood vanity with Caesar stone top

Kids Bathroom:

Glass tile walls and vanity with Carrera marble countertop

Kitchen:

Carrera marble countertops

6'x8' custom built walnut island
with granite top

Custom built cabinets

Bosch stainless steel dishwasher

Rohl fireclay sink

Grohe stainless steel fixtures

Windows & Doors:

Double pane low-e custom wood windows on all upper floor windows

Lutron motorized shades in media room/studio

Lutron manual shades on upper floor

Custom hardware on all windows

All brand new door hinges

Original door knobs, locks, and heating registers refinished

Misc.

Rebuilt stairs from underneath leading to 3rd level

Forced air outlets added to lower level and Eva's room

New sewer main from street with trench drain

New furnace with Envirocare electronic filtration system and UV light

Grohe fixtures in all bathrooms, except bathroom on lower level

Rainbird automatic drip irrigation system on back patio, side and front of house

New LG Steam Washer and Dryer

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Equipment Included in Sale

- Middle Atlantic Rack (located in wine cellar/under stair storage room)

Plus equipment installed in rack:

- Apple MAC Mini computer
- TIVO DVR with lifetime service subscription
- Crestron Adagio home automation receiver and MC2E processor
- Drobo 1.7TB hard drive/RAID5 storage chassis with Seagate drives
- 12" Crestron touch panel located in kitchen
- 4" Crestron touch panel located in playroom
- 6" Crestron touch panel located in master bedroom
- Crestron iPod dock and interface on kitchen island
- Sony XBR8 46" LCD television in living room with mount
- Sony Blu-Ray player in living room cabinet
- Crestron ML600 remote control wand + radio frequency gateway
- [2] black LINN TUKAN bookcase speakers in living room cabinet
- Dining room chandelier
- Stair hall chandelier

NOTE: Seller agrees to provide Buyer with contact information for service providers that can continue to support, upgrade or service the systems installed.