

7960 Orr Springs Road
Renovations made to update and enhance a quality of life

2013:

- Installed solid hickory wood floors on the main level, stair & hallways.
- Metal stair railings designed and installed by Mendocino metals.
- Kitchen cabinets professionally painted interior and exterior.
- Installed framed surround for new subzero refrigerator.
- Installed Wolf stove top/ oven/ range hood.
- Caesar stone countertops and custom sink w/ disposal.
- Replaced window coverings.
- Replaced three toilets with Toto water saving toilets.
- Replaced carpet in upstairs bedroom.
- Finished mechanical room (paint, carpet, barn door)
- Replaced all window and door screens.
- Shop - professionally installed wood panels on east wall for display mounts.
- Landscaping - installed volcanic rock and Agave plantings.
- Installed automatic gate opener at shop.
- Replaced wood gate to pool area.

2014:

- Upgraded water delivery system in: rewired pump, replaced all PVC plumbing, installed water softener system, installed bronze check-valve, install second 1500-gallon water storage tank, repainted pump house.

2015:

- Replaced and entire in-ground sprinkler system.
- Replaced pool heater.
- Replaced pool filter system (from diatomaceous earth to cartridge filter).

2016:

- Built and installed 4 Redwood raised bed planter boxes filled w/ crushed granite.
- Pools surround maintenance: professionally sand blasted concrete around repaired, repaired cracks, applied sealer \$19,000.

2017:

- Bathroom remodel:
 - Replaced tub w/ custom shower including stainless steel shower tower, glass barn door sliding doors, linear shower drain, tumbled tile, wood grain ceramic floor tile, onyx sink & sconces, architectural mirror, and live edge sink countertop.
- Installed plantation shutters.

- Wine cellar:
 - Installed 3-2 x 4 walls, vapor barrier, wiring, sheet rock, insulation, Hardy-backer cement board, ledger stone accent wall, plastered walls and ceiling, track light, ceramic tile floor, stair railing, Redwood wine racks.
- Refinished deck: applied Deckover finish, copper railings refinished & sealed, and post caps installed.
- Replace washer and dryer and utility sink in laundry room.
- Replaced while lights in Den.