

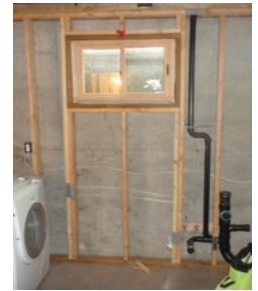
# ADDITIONAL PHOTOS



ATTIC (STORAGE)



BED4 STORAGE



• Photos of the new basement foundation installation.

## UPGRADES LIST

- All items new in 2010 unless otherwise noted.
- 100% new Foundation and slab with 8' basement ceiling. All seismic upgrades include shear walls, bolts and hold-downs in entire structure at all levels.
- All exterior wood siding and all trim.
- All windows replaced. All match. All dual pane.
- All exterior concrete flat work, bricks and patios and new driveway
- Rear exterior workshop 8x24 with 50 amp subpanel
- 240 volt electric car charger outlet
- All electric with 200 amp service
- All plumbing; water and waste piping.
- All drywall with plaster coating
- 100% insulated walls and ceilings
- Extra gas furnace with AC in attic
- All floors including 100 yr old recycled maple in most areas.
- Radiant hot water heat in all 3 levels floors including basement slab. Separate control in basement. Many zones.
- Mini-split in rear addition 2021
- Kitchenette and one bedroom in basement with 8' ceilings and 2 egress wells
- All brick wine cellar about 240 sq ft
- 2 laundry rooms ( one in basement)
- Rear addition bedroom with separate entry done in 2021
- Attic completely finished in A grade plywood, approx. 400 sq ft clean storage
- Gas log fireplace 2020 with tile surround
- Steam shower in basement. Small room adjacent to basement bathroom has 240 volts for future sauna. See Thermasol.com for more information on the steam shower.