



864 W Mulberry St | Home Highlights

4 BD | 3.5 BA | 3,039 SF

UPDATES

- Total Home Renovation | Value ~\$350k
- Kitchen and Main Floor Renovation by Melton Construction | ~ Value \$200k
- New windows 2014
- New window treatments 2022 (Hunter Douglas)
- New lighting & door handles
- Finished basement ~\$50k
- Professionally landscaped yard ~\$70k
- Wired speakers throughout, Bose speakers in basement included
- New flooring and paint throughout home

KITCHEN

- La Cantina retractable window w/ built in screen and automated Wi-Fi-enabled window treatments
- Custom stainless-steel bar at kitchen window
- Kitchen renovation | value ~ \$200k
- Sandstone tile on island valued at \$10k
- Miele coffee machine – integrated into cabinets with plumbing
- Flat panel cabinets: Dynasty by Omega
- Full extension and soft close cabinets
- Quartz countertops
- Thermador Appliances
 - Tower style: Freezer & Fridge
 - Dual Fuel Six burner Pro Grand gas stove
 - Wine fridge
 - Pro Grand Dishwasher

FLOORING + FINISHES

- Acacia hardwood floors
- Custom metal railings
- Flat panel baseboards

MAJOR SYSTEMS

- New HVAC, Water Heater, AC | 2013
- Whole house fan, humidifier | 2013
- Whole house water filtration | 2019
- New second electrical panel
- New Roof | 2019 ~\$35k
- Whole house Nest system
- New attic insulation | 2022

MASTER BEDROOM + BATHROOM

- Custom cabinetry in primary bathroom
- Radiant heat floors by Schluter Ditra Heat
- Japanese soaking tub
- Hansgrohe fixtures
- Custom closet
- Custom storage outside Master on Landing

OUTDOOR LIVING + GARAGE

- 3 car garage
- 2 sheds on concrete pads
- New complete backyard fence 2019
- Ozone/chlorine free hot tub 2019
- Gas fireplace w/3/4" gas line
- Serving bar connecting kitchen to yard
- Outdoor solar lighting with indoor light switches
- Built in gas line for BBQ
- Hardwired backyard lighting system with solar timer
- Ash trees – treated for the last 4 years
- Two raised redwood garden beds (10x4) in front side yard
- All gardens and lawn Rachio irrigation system

DINING ROOM

- Removed wall between kitchen & dining room, installed new sliding door to backyard, and raised the ceiling
- Vonn Chandelier | value ~\$1,000

BASEMENT

- Finished basement | Value ~\$50k
- Egress windows
- Custom Storage Closet
- Full bathroom & laundry room
- Radon mitigation system 2015

MUDROOM

- Custom built-ins
- Built in refrigerator

GYM

- High density gym flooring
- Heat + AC & TV hook up
- Hooks for gym equipment