



## 344 PINE STREET, SANTA CRUZ AMENITIES & UPGRADES

### INTERIOR

All interior doors are solid core wood

Both fireplaces have remote controls with thermometer on the remote control

Cabled with Cat 5 cable to each room

Electronics box in the closet to wire the cable, ethernet, & sound system

TV room has plugs & set up for wiring the TV in the wall

The speakers in the living room are controlled from TV room/Bedroom 2

Outlets in TV room/Bedroom 2 are wired with electric plug and USB plugs for charging cell phones or other devices

Master has dual sideboard reading lights, and three-way switch on each side to control the overhead light

There are lights inside of the master bedroom closets

8 foot front door with glass panels

Light fixtures in dining, kitchen, bedroom and office "hall" are two-way

All plumbing fixtures are Grohe

Tankless hot water heaters in both buildings

Circulating hot water is top of the line Navien

All door hardware is Emtek

Dimmable lights throughout house

### KITCHEN & BATH

Real Oak stained and sealed Hardwood floors

Cabinet under the peninsula countertop (next to bar stools) with pull out shelves

Corner pull out shelves in the cabinet next to the range

Pull out shelves in all cabinets including Master Bath

All cabinets except guest bath are soft close

Cooking sheet dividers in cabinet above refrigerator

Garbage disposal switch is hidden under sink

Under cabinet lighting in kitchen

Two shower heads in the master bath shower

Both bathroom showers have a rock floor feature

All toilets are Toto high efficiency

Granite counter tops in kitchen, guest & master bathrooms

Ceiling fan with remote control in Master Bedroom

Built-ins are installed in all closets

Sitting area in Master Bath built for 2nd closet conversion

Heat lamp in Master Bath

### LANDSCAPING

The tree out the back is a Santa Rosa Plum

The Yellow Climbing Rose tree is original with the purchase of the 1939 house we demolished and rebuilt in 2011

IPE floating benches in the back for fireplace seating

Irrigation system waters all plants in both the front & back

The pump for the water feature in the back patio is controlled by a switch in the front of the taller pool. There is also a valve inside the pipe of the taller pool that can be turned off to stop water runoff into the lower pool when the pump is off

### SYSTEMS & STRUCTURE

Ring doorbell that enables video of front door activity to any phone

Attic has long-range Wireless Access Point on the wall above the master bedroom to provide internet access to the outside patio area

The attic is partly closed in with sheetrock

### ADDITIONAL DISCLOSURES

Irrigation valves are located in the back corner of the house behind the master bedroom. There are two valves, one controls the back watering, and one for the front. The left side of the driveway has irrigation and is turned on together with the rest of the front.

Light switch for the back yard lights is controlled from the panel between the office & the bedroom.

Fireplace in the living room has an optional fan but was recommended not necessary. Costs about \$1,000

All new sewer laterals were installed in 2011/2016 during new construction from buildings to sidewalk.

The Seller will complete the City required clean-out and lateral update from sidewalk to street prior to close of escrow. Seller is a family member of the Listing Agent.

Outside light outside of the master is controlled from the left side of the sliding glass door in the dining room.

Crawl space below the house is accessed from the TV room closet and the master bedroom closet.