



BRANCIFORTE AVENUE AMENITIES & UPGRADES

INTERIOR

REAL OAK STAINED AND SEALED HARDWOOD FLOORS

LARGE TRIM AND BASE PACKAGE THROUGHOUT

SOFT CLOSE CABINETS & DRAWERS WITH BRASS HANDLES & PULLS

MEDIA CABINET FOR WIRELESS ROUTER (IN MASTER BEDROOM CLOSET)

SOLID CORE 3-PANEL DOORS WITH BRONZE HARDWARE

OLD WORLD TEXTURED WALLS

NEW ENERGY STAR RATED SAMSUNG STAINLESS-STEEL REFRIGERATOR WITH ICE MAKER AND WATER DISPENSER, DISHWASHER, GAS BURNER STOVE AND OVEN, GARBAGE DISPOSAL WITH 2.5HP & MICROWAVE & COOKTOP HOOD COMBO WITH DIRECT ROOFTOP EXHAUST

HANSGRÖHE FAUCETS IN KITCHEN WITH STAINLESS STEEL SINK

UNDER CABINET LIGHTING

WATERFALL QUARTZ SLAB COUNTER TOPS WITH BEVELED TILE BACKSPLASH

ACCENT TILES AT PENINSULA AND FULL HEIGHT BACK SPLASH TILE

CEILING FANS WITH REMOTES IN LIVING ROOM & ALL BEDROOMS

SLAYTON GAS FIRE PLACE FOR AMBIANCE AND HEATING

SMURF TUBE AT TV RECESS MARBLE BATHROOM FLOOR

RECESSED VANITY MIRROR CABINET

FREE STANDING VANITY WITH MARBLE TOP & BRASS FIXTURES

CAST IRON BATHTUB

FULL HEIGHT TILE TUB SURROUND WITH SOAP NICHE

BATHROOM WALL HEATERS

LOW NOISE BATHROOM EXHAUST FANS

MIRRORED CLOSET DOORS

EXTERIOR

BLACK SLATE ENTRY TILE

NEW ROOF GUTTERS AND DOWNSPOUTS

4-PANEL CUSTOM FRONT DOORS

CEDAR SIDING ACCENTS WITH STUCCO BELLY BAND.

LED EXTERIOR LIGHTS

TREX DECKING

REAR YARD PAVILION

RAISED GARDEN BEDS WITH IRRIGATION

FIRE PITS (BOTH UNITS)

NEW CONCRETE DRIVE-WAY APPROACH

STAIN SEALED GOOD NEIGHBOR FENCE SYSTEMS & STRUCTURE

DIMMABLE LED CAN LIGHTS THROUGHOUT

DOUBLE PAIN BRONZE COLOR HIGH EFFICIENCY VINYL WINDOWS

NEW INSULATION IN BOTH CEILING AND CRAWL SPACE

UPGRADED PLUMBING AND PIPING

ISOLATED GAS, POWER, AND WATER SERVICE BETWEEN UNITS

NEW WATER SUB-METERING SOLUTION INSTALLED

UPGRADED ELECTRICAL PANELS AND WIRING

AUTOMATIC IRRIGATION SYSTEM IN BOTH FRONT AND REAR YARDS ON SEPARATE CONTROLLERS

GARAGE

NEW AUTOMATIC HIGH LIFT MOTOR FROSTED GLASS AND ALUMINUM GARAGE DOORS WITH KEYLESS ENTRY

OVERSIZE 330 SF (APPROX.) SINGLE-CAR GARAGES

MOP/UTILITY SINK AND WASHER & DRYER HOOK UPS

GARAGE STORAGE LOFT IN UNIT 516

LUXURY SKYLIGHT IN EACH GARAGE

NEW PAINT, BASEBOARD, & REFINISHED STORAGE SHELVING

EPOXY FLOORS

DISCLOSURES

Building Permit acquired with the City of Santa Cruz.

Sewer lateral inspection complete with new two-way clean out pursuant to City of Santa Cruz Sewer Lateral Program.

City of Santa Cruz allows additional 3rd unit per the current zoning (R-L). Adding a 3rd unit to this complex would generate additional value. Buyer to verify development and parking requirements for additional 3rd unit with City of Santa Cruz.