

## LIST OF FEATURES + UPGRADES

# 32 San Marino Court, Walnut Creek

### Interior

- Floor-to-ceiling glass walls
- Dual-pane tempered glass windows
- Tongue and groove ceiling
- Wood burning fireplace
- Natural stone slate flooring with running-bond pattern
- Flush-mounted baseboards
- Mini-split A/C units (seven in-room units)
- Insulated interior and exterior walls
- Custom-built teak floating shelves in hallway
- Sunsetter Motorized window shades in Atrium and Bonus Room
- Custom window covering in Living Room

### Kitchen

- Bosch and Fisher+Paykel appliances
- Granite counters
- Custom cabinetry

### Bedrooms

- Custom closet systems by California Closets
- Hardwood flooring
- Mini-split A/C units in each room

### Bathrooms

- European vanities
- Heath tile
- Cifial fixtures
- Villeroy+Boch sinks + toilets
- Hakatai recycled glass tile
- Automated skylight in the en-suite bathroom
- Manual skylight in the hall bathroom

## Exterior

- Atrium-model Eichler
- Hobby shed off of Bonus Room
- Side garden with raised vegetable boxes, with irrigation
- Ipe decking and river rock in atrium courtyard
- Landscape lighting in courtyard and backyard, pre-wired for front yard
- Sewer lateral replaced by previous owner

## Smart Home Features

- Nest Thermostat
- Ring Doorbell
- Rachio automated sprinkler controller
- Z-Wave light switches throughout, compatible with SmartThings, Alexa and Google Home

## Other

- 220V Tesla outlet charger in garage
- Added refrigerator in garage
- Foam roof
- Radiant floor heating system
- Tankless hot water heater (TriangleTube Prestige)