

1759 233 PI NE, Sammamish WA, 98074

## Summary of Significant Features and Improvements



### Interior

- **Top-of-the-line double pane windows in all rooms:** swivel-design allows for inside cleaning; tinting minimizes fading of flooring, window treatments and furniture. (Only breakfast nook and garage have original windows.)
- **Brand new furnace and water heater**
- **7000 Watt natural gas powered generator system:** in case of power outage, allows life as usual, including cooking and watching TV
- **Security System** integrating motion sensors and fire alarms
- **Central Vacuum system,** including garage connection for car cleaning
- **20000 BTU gas fire place** in family room
- **Communication technology:** Power line filter in the family room guarantees clean power for high fidelity entertainment systems without interference from any other devices.
- **Bosch top-of-the-line:** 20 dB dishwasher and energy-efficient washer and dryer
- **Bathroom upgrades:** timed “whisper” fans, new flooring, sinks and faucets and toilets

### Exterior

- **Backyard and Garden:** excavation, grading and installation of drainage system, including dry-stacked stone wall on new gravel base and wooden board walks; landscaping, including nine tons of new top soil
- **Sprinkler system** with additional micro-irrigation making for economical and easy maintenance of vegetation
- **Roof:** recent cedar shake repairs with 5-year warranty

Note: Full-height “no-crawl” space provides excellent ventilation and easy access to perform any maintenance and install any wiring from the ground up.