



23 BERGER LN, PETALUMA CA

Like New Home Restoration



This is an extensive home renovation/addition- down to the foundation. Home is new except for one small section of foundation wall under front left of home. New electric wiring and panels, water pipes, water heater & HVAC, roofing, gutters, foundation, floors, walls, siding, decking, windows, totally new built garage and slab for garage. So much more but you get it.

You must see it to understand the changes from before and after.

THROUGHOUT

- All new hybrid luxury flooring in all rooms and new baseboards throughout.
- All new Simonton Windows and 4 panel sliding door in living room and 3 panel sliders in Primary Suite. (Lifetime warranty).
- New single panel Interior Doors bedrooms, guest bathroom and closets and laundry.
- All new designer door handles Black, door pulls Black.
- New door stops Black and New casings around new doors.
- New Beam in vaulted ceiling wrapped with wood and stained.
- Paint- Interior/Exterior.
- New Door to sub area space installed and New Door to Attic built & installed.
- New distressed wood mantle installed.
- Mini Split HVAC system installed by Hulbert Heating and Air - HERS test certified. Each Split has its own remote.
- Home sanitized and professionally cleaned by Professional Housekeeping Services.
- New large Custom Closets in Primary Suite.
- "Visitable" home as per City of Petaluma's new city ordinance. Home is outfitted with "visitable" pathway from street to front entry, "visitable" front door threshold, accessible toilet and shower in primary and backing for grab bars from front entry to primary bathroom. Primary shower has backing for shower seating and grab bars if ever needed for installation.
- New Maytag Front Load washer & Dryer with matching pedestals for storage below.

KITCHEN

- Brand New - BLK handle stainless steel French Door Zline Luxury Refrigerator with Icemaker, Zline luxury Black Handle stainless steel Wine Fridge, Zline luxury Black Island Drawer stainless steel Microwave, Black handle stainless steel Z line luxury Dishwasher, Zline Luxury Black/Stainless steel Induction Range/ Electric Convection Oven, Quiet Zline luxury Black Handle designer hood.
- New white fired clay single basin Farm sink & New Black "wave" activated designer Sink Faucet.
- New Custom Tile backsplash full kitchen wall & buffet wall.
- New Custom-built distressed wood open shelving in kitchen
- New Glazed Glass/wood Frame- Pantry Door
- New Kitchen cabinets, island, laundry room w/ designer quartz countertops by local Cabinet maker & Designer wooden cabinet pulls throughout. Additionally Large Buffet with uppers and lowers that have stained butcher block countertops.
- New island cabinets with designer quartz and extra quartz for Island
- New Walk- In Pantry Cabinet with shelving

PLUMBING

- New plumbing entire home including hose bibs for exterior (New water saving fixtures throughout), New Hybrid Water Heater (Electric) 55 gallon.

DENISE LUCCHESI, DRE# 01465878 | 616 PETALUMA BLVD S, PETALUMA
707-799-6948 | DENISE@CENTURY21EPIC.COM | WWW.DENISELUCCHESI.COM





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BATHROOMS

- **Primary bathroom is Wet proofed with 40 mil waterproofing under the hybrid flooring.**
- **New Low flow toilets (3 x) and New vanity mirrors (4x).**
- **New bathroom Double vanity in Primary and Hall w/ quartz tops (2x) w/Black hardware and Single vanity w/ quartz tops (2x) in Guest bath and Ensuite bath. Cabinets and quartz top in laundry room for folding and storage.**
- **New tub/shower in shared bath.**
- **New designer shower pan hot mopped designer tile on the floor in bathroom in primary.**
- **New designer shower tiles and over tub tiles w/insert shelves and designer stone.**
- **New Black 10" waterfall shower head square w/wand in Primary**
- **New Black 10" square shower rain head with wand and tub spout Jack N Jill bathroom.**
- **New designer glass Farm door style bi-pass shower door over tub Jack n Jill, New Primary Custom Shower Door.**
- **New towel racks Black and New hand towel rings Black.**
- **New toilet paper holders Black hardware.**
- **New Glazed Glass/Wood Frame -Bathroom Door Primary Bedroom.**
- **New Large profile designer tiles-Bathrooms Floors and shower/tub walls and wall behind and above standing tub. New stone tiles in shower. New Recessed Niches every shower and shower stall over the tub. New tiled in Shower floors and walls in Jack N Jill bathroom.**

LIGHTING

- **Under cabinet / under open shelf lighting.**
- **New recessed 4" designer recessed lighting throughout home.**
- **New designer LED lights over island, in Foyer and over dining table, in Hallways and bathrooms.**
- **LED Spotlights on 2 sides of home**
- **New solar Tubes installed Hall and Powder Room, Laundry Room.**
- **New designer lights bedrooms, bathrooms, primary closet.**
- **Motion activated lights bathrooms and bedroom closets.**

ELECTRICAL

- **New Electric Fireplace with Feature wall.**
- **All New 400 Amp electrical Panel and upgraded Tower PGE. All electrical wiring is new throughout the entire home. 200-amp Sub Panel in Laundry room for whole home.**
- **New 60" Farmhouse fan with remote control light switch living room x 2 and 60" Farmhouse fan in primary. New 45" fans in each bedroom x 2.**
- **All new electrical wiring throughout & New LED energy saving light fixtures and bulbs throughout.**
- **New electrical outlets, plugs switches and faceplates (Decora) throughout with USB outlets in bedrooms and Kitchen.**
- **Edison bulbs installed front of home and over garage (to remain if wanted)**





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EXTERIOR

- New Farm fence front of property-stained for longevity of fence.
- New Smart Siding -Entire house - insulation, mud, tape, texture, paint.
- New graded and paved driveway.
- New Smart Batts/Window trim -entire siding of house.
- New Trex deck added back of house.
- Trex deck (2) with redwood posts and black hog wire.
- New front door designer handles Black.
- New Gutter Guards installed on main home rear and side and garage front and back.
- X Mas Lights installed on Designer Backdrop on trex deck under Big Oak tree To remain if wanted)

GARAGE

- New Sheetrocked in Garage.
- New back door of Garage with lights -Farmhouse design.
- New Garage Door - and motor and rail kit
- New EV Charing Garage with new LED lighting, switches, windows, Smart Siding
- New Garage Door - and motor and rail kit.

GROUNDS

- New drip irrigation connected to 2 timers and 6 valves, weed barrier under entire property, with rocks, stone steps, gopher barrier under paths and garden beds with weed barrier.
- New Trex deck below big oak tree in back yard. New Designer Bamboo back drop paneling on deck under tree.
- New Cedar Fencing and Arbor front yard
- New solar lights for fence posts and gates.
- New landscaping: Professionally landscaped: grading and leveling, steps placement, RV parking, new raised veggie beds, new firepit - cement - Propane , new drought tolerant plants, Mitigation oak trees, New "clumping" Bamboo Trees x 8 (25 Gallon), New 15 Gallon Star Jasmin privacy trees x 2, New 5 Gallon STar Jasmin privacy trees x5, new Bio retention basin with river rock and dry creeks with river rock and drainage stone, new retaining walls, wooden treaded pathways backyard. New side and back Trex Stair entries. New steel side gate.

UTILITIES

- New sewer line cleanout installed all the way to main manhole on property at rear easement on 25 Berger Lane.
- New Water Meters and backflow service and new water lines throughout property and home.
- New sewer line cleanout installed all the way to main manhole on property at rear easement on 25 Berger Lane.
- New Upgraded Smart water meter (PGE).
- New Mini Split HVAC system

SAFETY

- New Co2 Detector and Smoke Detectors.
- New Fire Sprinkler System with Bell added to the entire home

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