

3390 Orchard Valley Updates

- **2016 Bathroom/Bedroom Remodel:**

- 'Brizzo - John Woo' matte black fixtures
 - Custom 'Heath Ceramic' teal diamond pattern tile floor
 - Kohler floating vanity with quartz top, and Deca fireclay vessel sink
 - Niches with custom made stone and glass shelves
 - 'Duravit' acrylic soaking tub
 - 'DXV' luxury toilet
- 2018 Electrolux stacked washer/dryer
 - 2016 new 'Milgard' vinyl windows
 - 2016 new interior doors throughout and 'Emtek' black modern hardware
 - 2016 new interior HVAC
 - 2016 new electrical sub panel
 - 2016 new tankless water heater
 - 2016 Smart 'Nest' thermostats, security cameras and smoke alarms.
 - New LED recessed lighting throughout and designer 'Cedar & Moss' pendants and surface mounts
 - 'WeMo' smart light switches throughout
 - Mid-Century modern LED exterior sconces (Dusk/Dawn) features

2019 Yard Remodel

- 2019 minimalist/drought tolerant landscaping, with solar lighting, California gold rock, and large decorative feature rocks, Palm Springs style desert-scape (cacti, succulent, agave, paloverde, etc.) new sod.
- 2019 new horizontal front fences
- 2019 new sump pump
- 2019 new reinforced concrete 3-car driveway and paths
- 2019 new sprinkler system
- 2019 new Mid-Century modern security mailbox
- 2018 new Mid-Century modern front door
- 2018 Custom 120 sqft 'Tuffshed' storage/workshop with electricity: could be converted into an office.
- Smart (Motion/Camera) Flood LED exterior lights
- Smart front door lock and keypad by August Lock

2017 Kitchen remodel:

- painted cabinetry
- Carrera marble tile floors
- new quartzite kitchen sink
- walnut stained butcher block counter tops
- Heath Ceramics tile backsplash
- stainless steel appliances, Fisher Paykel refrigerator

- brushed brass cabinet pulls
- new garbage disposal
- 'Brizzo' brushed copper faucet
- 'George Nelson' Chandelier and 'Cedar & Moss' Sconces

2018 Remodel

- 2018 gas fireplace conversion with 'Heath Ceramic' dimensional oval tile surround
- 2018 Designer Italian oak wide plank hardwood floors throughout w/ modern baseboards
- Custom built-in Mid-century modern buffet hutch in dining room
- 'Elfa' shelving/footware storage throughout all bedroom closets
- 'Schlage' modern stainless steel front/back door hardware