

134 LOS ALTOS AVENUE

FABULOUS FEATURES

QUICK FACTS

- ▶ 4 beds, 2 baths
- ▶ 1663 sq feet of interior living space + 396 sq feet of atrium space
- ▶ 8,250 sq feet lot size
- ▶ 1-car garage + 1-car covered carport
- ▶ Build 1960

INTERIOR

- ▶ Full renovation down to the studs. All permitted.
- ▶ Reconfigured layout of kitchen & common areas
- ▶ Working wood-burning fireplace
- ▶ Polished & stained concrete flooring throughout with working radiant heating
- ▶ All picture and transom windows replaced with double-pane. All sliders upgraded (premium aluminum frames and glazed glass)
- ▶ Elfa closet organizers
- ▶ Kitchen:
 - Professional, very high BTU gas cooktop & stove (comparable to Wolf brand. Colored wrap over stainless steel) & high-volume hood
 - Fisher & Paykel refrigerator
 - LED canned lights, Guaranteed 10 year lifespan
- ▶ Bathrooms (master and 2nd) feature Grohe fixtures and low flow toilets
- ▶ Upgraded interior in-wall insulation (sound & heat control) and thicker than usual drywall

Cooktop/oven not included

EXTERIOR

- ▶ Front and rear yards designed by award winning landscape architect.
- ▶ Automated watering system
- ▶ Drainage systems installed throughout rear yard
- ▶ New redwood fencing and retaining walls
- ▶ Planter boxes. Avocado, Apple, Lemon and Orange fruit trees in rear. Olive tree in front

- ▶ New driveway
- ▶ Pads in rear yard expanded
- ▶ Gravel pad in front includes plastic grid paving system to support a parked vehicle
- ▶ Period-appropriate outdoor lighting fixtures added to entry, atrium and rear yard

SYSTEMS

- ▶ New water supply lines
- ▶ New gas line to kitchen
- ▶ New panel and subpanel, incl. upgraded electrical throughout
- ▶ New 4" foam roof
- ▶ Sheer wall upgrades and plywood backing (simplifying TV or wall system installations)
- ▶ Structure anchors to foundation upgraded
- ▶ Tankless water heater added for radiant and whole house
- ▶ Radiant system refurbished & fully functional. All copper tubing.
- ▶ Forced air (heat and air conditioning) 1-zone
- ▶ High-efficiency, long-lasting Cree LED recessed lighting added to kitchen
- ▶ Wired networking throughout home, for networking and video distribution, back to central panel in hallway closet
- ▶ Waste clean out and overflow fixtures added

RANCHO SAN MIGUEL NEIGHBORHOOD ATTRACTIONS

- ▶ **Schools:** Walnut Acres Elementary, Foothill Middle and Northgate High
- ▶ **Parks:** Heather Farm, Rancho San Miguel, Arbolado, Diablo Shadows, Open Space
- ▶ **Swim Club:** Rancho San Miguel. Private lessons via Rasmussen Swimming
- ▶ **Farmers Market:** Shadelands (Sat), Walnut Creek Downtown (Sun)
- ▶ **Grocery:** Whole Foods, 2 Safeways and Nob Hill within 1-2 miles of home
- ▶ **BART:** 7-12 mins door-to-door to Pleasant Hill BART station
- ▶ **Biking:** Canal bike trail (4 miles of protected trail, incl. access to downtown)
- ▶ **Hiking:** Castle Rock Park, Mount Diablo State Park, Borges Ranch
- ▶ Several Equestrian Facilities and riding trails
- ▶ Ygnacio Valley Library
- ▶ Boundary Oaks Golf Course