



BERKSHIRE HATHAWAY  
HomeServices  
Premier Properties

## Features & Renovation List - 10 Belcarra Place

### Between 2020-2023

- All new flooring: Tile flooring throughout main floor, engineered wood flooring in “secret” hideout in bedroom, vinyl plank in upstairs bonus room. No carpet!
- Entire home retextured with a subtle, plaster-like finish
- New interior 3-panel doors
- New hardware & plumbing fixtures
- New millwork and custom trim, including trim wrapped windows and doors throughout the home
- Custom window coverings on all windows
- New lighting throughout
- 6 solar tubes added for great natural light
- Complete Kitchen rebuild & renovation with custom cabinetry, oversized natural stone island, custom pantry pull outs, garbage niche area, paper towel drawer, charging drawers, wire-bottom produce drawers, dish drying drawer, high quality vent(fan motor is in attic for reduced noise) & custom vent hood, new double oven, new stainless steel undermount sink, new dimmable pendant lighting & solar tubes added, built in overhead speakers

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- Complete primary bathroom rebuild & renovation including oversized freestanding soaking tub, grand walk-in shower with dual shower heads & curbless entry & no glass, custom built cabinetry, leathered granite counters and surfaces, new dimmable lighting fixtures, ventilation fan & toilet replaced in water closet and additional ventilation fan added near shower, new mirrors, wood shiplap paneling & lots of millwork
- Secondary full bath renovation with solar tube for natural light, new vanity lighting, toilet replaced, custom cabinetry, natural stone counter, new mirror, large format tile surround in shower/tub that extends to the ceiling, small built-in cabinet added behind door for storage, ventilation fan replaced with new dual speed high efficiency fan.
- Half bath renovation with wood shiplap paneling & millwork, ventilation fan replaced, custom built vanity cabinet, sink, lighting, mirror, & tile backsplash extending to ceiling
- Laundry room complete renovation with added doors, transom windows, solar tube for natural light, custom cabinetry, wood shiplap paneling & millwork, utility sink added, pull-out drying rack, removable wooden shelf over plumbing access, cabinet with opening for laundry drop & access door above for secondary bedrooms, seating bench & storage drawer added
- Stairs and bonus room added with lots of storage and new larger window, wood shiplap paneling & millwork around built-in bed and bookshelf, ductless air conditioner added to keep the room temperature controlled
- Living room and cafe / breakfast room updated with wood shiplap paneling & millwork, solar tube, window trim, Complete gas fireplace overhaul with storage cabinets and wood doors, tile-backed niches with lighting, designer tile around fireplace and up to the ceiling with nook for television to be flush with the wall, built in overhead speakers, ceiling fan replaced and dimmable lighting installed

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- Dining room with wood shiplap paneling & millwork, large, designer chandelier with dimmable lighting
- Front room & entry renovated with designer chandelier, wood ceiling accent over entry, wood faux beam accent over feature wall, 4-panel fabric covered feature wall that opens to access a hidden exercise & audio visual wall with large wall mirror, storage for yoga mats, weights, etc., ceiling fan added
- The secondary bedroom on main floor with custom built shelving, window seat and built-in desk has added small hidden room with small elevated loft area, lighting, & with its own vent connected to the HVAC system - great kids hideaway or additional storage
- Home office / study renovation with custom millwork, closet with custom built doors added, feature wall added for beauty and function with a murphy bed inside, new chandelier
- Covered patio extended and enclosed with screens, fan & wood burning fireplace added for year-round enjoyment
- Large shed built onto extended slab behind covered patio
- Whole home water filtration system installed
- Entire exterior landscape redone featuring lush bushes, roses, jasmine along backyard fencing, boulders in front and back, new grass planted, hardscaping with paver stones added for patio and walkway in back
- Driveway extended on both sides with paver stone hardscaping for beauty and function, concrete walkway poured to extend from driveway alongside the home and connected to the hardscaping in back. Behind the fence is a concrete pad for storing garbage and recycling cans.
- Gutters installed

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- Additional insulation blown in attic
- Fence replaced

## 2025-2026

- Roof Replaced –Transferrable Warranty
- New Water Heater
- New Electric Range/Oven
- New Front Door
- Renovated Living Room Built-ins
- Added Shelving & Drawers in Study Computer Nook
- Refrigerator
- Washer & Dryer
- Frame TV's