

6 Canterbury Drive, Napa, California 94558

Construction

1. Earthquake brackets
2. Sheer walls
3. Grade beams connecting sides of foundation
4. 2x6 construction of all walls; R-19 insulation in walls and floors; R-30 in ceilings
5. Double pane glass with Low-E
6. Redwood deck uses metal brackets over all joists. Deck boards are connected from below. No screw holes in any redwood deck boards.
7. 2.5 car garage with storage cabinets attached to wall
8. Wine storage closet and built-in wine rack off garage
9. Extra storage off closet in upstairs bedroom
10. All interior doors and cabinets are solid core hardwood
11. Composition roof
12. Velux skylights open in upstairs bedroom and master bathroom
13. Pella patio doors to both decks
14. Washer/dryer in closet outside bedrooms; includes folding area and storage

Mechanical

1. Central heating and cooling with programmable thermostat
2. Automatic moisture activated fan under house
3. Automatic attic fans for cooling--one over west side of house, one over family room. (reduces significantly the need to run air conditioner)

Special features

1. Built in central vacuum
2. Built in alarm system
3. Kitchen and bath custom tile/marble by award winning tile designer, Tina Ayers
4. Shower in master bath has a steam shower.
5. Hot water circulating pump circulates hot water throughout entire house
6. Instant hot water faucet in kitchen
7. Built in speakers pipe music to both decks, family room and master bedroom from music cabinet in living room
8. Family room wired for surround sound including 2 built-in rear speakers
9. 6 foot redwood hot tub (new filter, 2010) plus redwood deck around the hot tub

Garden

1. Drip irrigation system on timers covers entire .55 acre yard
2. Outdoor low voltage landscape lights
3. Multiple outdoor rooms including a gazebo on a Trex deck
4. Waterfall, stream and pond (stream about 70 feet from top to bottom)
5. Yard borders common area which will never be built upon
6. Crushed granite terraces and walkways allow water to drain through and avoids run-off problems. It is a greener alternative to concrete.

Home updates

Year	Item Updated/Added
2004	Installed gas double oven in kitchen, replacing single oven
2006	Completely rebuilt redwood deck Upgraded kitchen sink faucet
2007	Installed new pump for pond/stream/waterfall Installed new stainless microwave
2008	House exterior stucco painted with elastomeric paint Replaced electrical switches/receptacles with modern switches and receptacles Replaced and upgraded all interior door knobs and door handles of patio doors to deck off family room
2009	Replaced water heaters (now two, 50 gallon heaters) Replaced air conditioner with new unit using non-polluting coolant Replaced central heating furnace Installed new stainless steel garbage compactor Updated front yard to make more water efficient (removed grass, added raised planter areas, many native plants) Replaced lights over kitchen counter with high intensity lights and stone fixtures
2010	Installed ceiling fans in all 3 bedrooms Installed new hot tub filter Replaced exterior door from bottom of stairs by garage to hot tub deck Loft converted to fourth bedroom
2011	Installed new 40 year roof Installed new heater for hot tub