

1601 Velvet Horn Lane

Property Features and Upgrades

2 Owned Tesla Power walls Installed 2021
Solar Edge 35 Panel Owned Solar System (0\$ PG&E Bills) Installed Dec 2015
Remote Controlled Sports Pool with Slide (used to be Salt, can re-convert with new equipment)
Pool Plumbed for Solar
Outdoor Kitchen
Permitted MD Barn with 3 Stalls and Tack Room Plus 4th Paddock w/ shelter – Electric & Water/Wash Station
3 Paddocks attached to Barn
Round Pen
100 X 200 Arena
90 X 120 Arena
Cross-Fenced 5 Acres w/ 2 Pastures
Owned Propane Tank
Storage Shed
5 Ton HVAC System installed 2015
4 Velux Energy Star Certified, tempered, low E, argon gas filled Skylights
2 Solar Tubes
18 GPM Well
Leased Culligan Softening & Filtration System (\$65/mo)
Septic Pumped in 2020
Septic Inspection Pass July 2023
50 Gallon Hot Water Tank installed 2014
Newer LED Recessed Lighting
All windows have been replaced
Windows are Tempered UV Windows
18 of the Argon Gass Filled Low E Windows were installed 2022 (Northwest Exteriors)
2 Full Sized Double Ovens (one has Convection Feature)
5 Burner Gas Cooktop
Instant Hot Water to Kitchen Sink
Wood Burning Stove with Blower
2023 Crown Molding and Baseboards
Engineered Hardwood + Newer Cortec Flooring in Family Room
Composite Decking
2023 Interior Paint (Lombardi Painting)
2023 Exterior Paint to match dry rot repairs
2022/23 Remodeled Bathrooms
Hansgrohe Fixtures in Guest Bath. Kohler Fixtures in Master

*Sellers are sharing features and upgrades to the best of their knowledge. Buyers to verify all information.