

Vince Dutra and Patricia Ward
2261 Belvedere Circle

Attachment to Transfer Disclosure Statement (TDS) and Seller Property
Questionnaire (SPQ)

Improvements and Notables

Bought 3/18/2017, Remodel x 4 months, moved-in 8/2017, therefore most things are 7 years old unless stated otherwise.

Home and Pest inspections have been done

All furniture is negotiable for purchase

General

- New HVAC 2/2019 (Ray O. Cook) with permits
- Hardwood floor throughout (2900 square feet): Pravada Artistique Series “Eiffel” 9.5-inch plank European White Oak, wire-brushed, matte lacquer finish
- Duralum patio cover 9/2018 (Chriswell Home Improvements) with permits
- Upgraded hot water heater, 75-gallon, 5 years old
- Upgraded Thermador dishwasher
- Exterior house paint 4/2018
- New variable-stage pool pump 2023
- New American Standard comfort-height toilets x 3 at remodel
- 2” faux wood blinds on all windows, linen drapes throughout, oil-rubbed bronze curtain rods
- Oil-rubbed bronze hinges and door handles throughout
- ADT alarm system

Kitchen

- Marble counter tops with oversized marble eating area
- Refrigerator, dishwasher, oven all new at remodel
- Professional Thermador, 6 burner gas cooktop with high output hood
- Deep, white composition granite sink with oversized disposal
- Large walk-in pantry
- New canned lighting throughout
- Custom roll-up window coverings x 2 to courtyard (Calico, Sacramento)

Family Room

- Custom fireplace remodel with Heat & Glo 22-40K BTU insert with accent lighting and remote control. Custom mantel and overmantel by California Mandel and Fireplace, Sacramento.
- Custom Quorum overhead fan

Den

- Custom Quorum Fan

Dining Room

- Large chandelier

Entry

- Custom iron front door inserts with latched screened opening

Powder Bathroom

- Custom pedestal sink
- Large ornate mirror

Staircase

- Hardwood bullnose stairs
- Huge custom mirror on landing
- Large chandelier

Library

- Custom made small library and reading area
- Chandelier

Laundry

- Upstairs location
- Newer washer and dryer (matching LG machines), 220 volt and gas hookup
- Deep sink in laundry

Master bedroom with sitting area/office space

- Custom Quorum fan
- Large French chandelier

Master bath

- White Quartzite counter tops with matching accents in glass enclosed shower and seat
- White marble-like floor tiles
- New separate tub with ornate overhead chandelier (dimnable)
- Large walk-in closet with custom-made, marble-topped center island with 6 drawers
- Chandeliers x 2
- Large custom-made mirrors

Bedroom (left)

- Custom Quorum fan
- Walk-in closet with additional custom overhead storage shelves
- White Quartzite counter
- Glass enclosed shower and tub

Bedroom (right)

- Quorum fan
- White Quartzite counter
- Walk-in closet

Outside

- Pool with new variable-stage pump
- Large fountain with lights in courtyard (Pottery World, Rocklin)
- Custom gate into courtyard
- Newer lawn with new irrigation (2 years old)
- All drainage pathways new (backyard and front yard)
- Developed side yards with courtyard
- Newer fences (2018 and 2022 as needed)

Garage

- Custom cabinets and workbench by Allstar Garage (Roseville)
- Overhead storage racks by Allstar Garage (Roseville)
- Upgraded 75-gallon water heater
- Refrigerator
- 220 Volt for welding. May convert to EV charging station