

**26 E Wyandotte Street, Stockton, CA 95204**

## **VINTAGE CRAFTSMAN CHARM**

### **Features, Updates and Upgrades**

Building substructure renovated in 2024 to modernize and restore aged pieces

House exterior walls, main floor and exterior ceiling insulated to R-13 or above throughout

House exterior painted fully in 2024

House interior painted throughout in 2024

Roofing – 50-year rated roof installed in 2019

Solar system with transferable warranty

Plumbing:

- 1) renovated in 2024 for all interior plumbing.
- 2) Refrigerator/Freezer water supply installed

Electrical:

- 1) 200 Amp service installed with solar panels. Excess capacity for Gen 2 charger circuit, electrical oven, and water heater, etc.
- 2) Wiring is all in code with double sheathed wiring (e.g., Romex)  
{1 circuit's wiring is aluminum and technically not Romex but plastic coated and double sheathed safe}

Kitchen:

- 1) Newly installed granite counter
- 2) Drop in stainless steel sink
- 3) Touchless sink faucet
- 4) Under cabinet lighting

Flooring:

- 1) Main floor finished in LVP in kitchen, bath, bedroom, and connecting hallway
- 2) Living and dining room southern pine floors newly refinished
- 3) New staircase and upstairs carpeted in fall 2024

Heating:

- 1) 38,000 BTU gas fireplace insert, 95%+ efficiency (self drafting down chimney)
- 2) High efficiency electric heat pump installed in 2015 and up to date on service and maintenance including upstairs head unit

Cooling:

- 1) High efficiency electric heat pump installed in 2015 and up to date on service and maintenance including upstairs head unit

Main floor bathroom:

- 1) New tub, tile and sliding glass shower doors
- 2) New vanity, counter and faucet

Landscaping:

- 1) Professionally installed and contoured (e.g., pathway and hardscape weed controlled)
- 2) High efficiency drip irrigation in front and in back
- 3) Two separate stone patios in backyard, 10'X12' and 11'X14'
  - a. One patio outfitted with piers for pergola or other installation
  - b. One patio outfitted with openings for gas plumbing to external cooking or heating

Special features/extras:

Beautiful and productive orange, lemon, and lime trees. Also trellised Thompson Seedless Grape and Concord Grapes in back

Items below included in "as is condition, no warranty"

Gas stove, refrigerator, stacked washer/dryer in garage & mounted ~50" Samsung TV

Antique built-in ironing board circa 1918 is fully functional

Antique built in glass hutch in sun room is fully functional

Antique Window Awnings

**NOTE:**

**Information deemed reliable but not guaranteed by Real Estate Agents or Brokers.**