

Improvements and Features for 270 Winding Creek made by last owner since purchase in 2004

- Exterior:
 - Landscaping
 - Irrigation throughout property with Irrigation Controller.
 - Planting of Native Shrubs, Trees and Flowers.
 - Supply and placement of large boulders.
 - Concrete paver patio.
 - Fire Ring with propane gas fire ring.
 - Landscape lighting on paver patio in trees around hot tub area.
 - Propane gas connection for BBQ right outside back door for easy grilling in all seasons.
 - Hot Tub
 - Hot Springs Hot Tub – professionally maintained since purchase.
 - Skylights
 - (3) new skylights in Great room with remote control.
 - Remote control allows for opening/closing of skylights and skylight shades.
 - Screens come with skylights.
 - Exterior Windows:
 - New Marvin windows - double paned thermal insulated windows for energy efficiency.
 - Marvin windows are fully operable with screens.
 - New Marvin Door to Rear Patio
 - Spray-on 6” soy based foam insulation within crawl space below main living space. Provides a high level of insulation for main living space.
 - Exterior Paint
 - 4 color exterior paint job for entire house.
 - Touch up paint and deck stained 8/12.
 - Crawl Space
 - Utility lights on switch for clear well lit access.
 - Crawl space is clean and free of debris.
- Interior
 - Kitchen
 - New Stainless Steel Appliances: Dishwasher, Range, Exhaust Hood, Refrigerator and Microwave.
 - New Kitchen Sink, Faucet and Garbage Disposal.
 - New cork flooring throughout.
 - 1st floor Bathroom
 - New Caesar Stone Counter-top, under counter mounted sink and faucet.
 - New Vanity Cabinet.
 - New wall to wall mirror.
 - New decorative Murano Glass Sconces.

- New Toto Toilet.
 - New Cork Flooring.
- 1st floor Bedrooms
 - New fluorescent lighting in each bedroom closet.
- 1st floor Main Living Area:
 - New Lopi Spirit Stove with new exhaust flue.
 - New large scale ceiling mounted fan and light operated by remote control
 - New Dining Room light fixture by Sloan Miyasato.
- 2nd floor
 - New decorative wall fixture on Stairs to 2nd floor.
 - Master Bedroom has new variable speed fan operated by remote control.
 - New Toto toilet in Master Bathroom.
- Doors and Door Hardware.
 - New doors on 1st floor with new door hardware. Rocky Mountain door handles and hinges.
 - New door handles and hinges on 2nd floor.

The work was done by trade professionals. The subcontractors were mostly local: Squaw Valley Electric, North Lake Plumbing and Perennial Landscaping. Carpentry work was performed by CCI journeyman carpenters.