

Home Improvements on 7009 N Lynden Rd.

Downstairs renovations-ensuites/closets 2 bedrooms (shower, toilet, single vanity), remodeled original bathroom, kitchenette with W/D hookup, sink, microwave, countertop, cabinets-\$55K

Built in library (shelves/desk) and murphy bed installation in NE bedroom-\$15K

Crawl space encapsulated with exhaust fan, sump pump, lighting, and electrical-\$6K

New roof with 130 mph shingles, 50-year warranty, roof venting (static and ridge), fascia, gutters, down spouts, gutter drain lines-\$21K

Exterior siding replaced with James Hartie Board-\$50K

New windows on entire house including sliders (3), Simonton, vinyl-\$30K

Blinds for windows-\$20K

Reverse Osmosis (RO tankless) water system under kitchen sink-\$3K

ADT home security system-\$2K

ADT fire detection system (daylight basement, upstairs, and garage)

Hard wired smoke detectors (7) replaced

Culligan water filtration system (water softener)-\$5K

Generic 22KW generator (\$18K for generator, HP, and Furnace) *

New heat pump (Lennox) and smart thermostat

New furnace (Lennox) propane with Lennox Healthy Climate Pure Air Annual Maintenance kit, includes filter, catalyst, and UV lamp

New deck all compost/PT lumber-\$120K

Hard scaping, retaining walls/pavers under deck-\$10K

Electrical upgrades, outlets, lighting, ARC fault CBers, and surge protection (both 200 Amp CB panels)

Attic drop down stairway, lighting, outlets, causeways installed

Extensive brushing around house and property for fire protection

Landscaping, trees, shrubs, plants, drainage (French drains)

Propane line installation, 1000-gallon tank upgrade

Ptera wireless internet installation (up graded antenna)

Direct TV antenna installation

Shelving in garage, crawl space access, utility room

Tankless (Navien) hot water heater-\$6K

Front door replacement installation-\$3K

Microwave and refrigerator/freezer replacement

Bathroom faucets (MB and powder bath) and kitchen faucet replacement

Storm door for garage

Exterior motion detector lights (4)

Lighting in MB room closet, MB can lights (3), kitchen pendants (3), garage, attic, crawl space lighting

New Toto toilet in MB

Fireplace fans installed (2)

Exterior outdoor lights (sconces) replaced

Ceiling fan in MB room

Earthquake proofed water system/filtration

Sound proofing utility room (west side bedroom)

Garage Doors painted and insulated

BBQ gas outlet with quick disconnect outlet for grilling (upper deck)

Driveway seal coated September 2025

*Generator powers entire daylight basement 200Amp Circuit Breaker panel (includes all mechanicals), plus kitchen refrigerator/freezer, outlet in kitchen island and chest freezer in garage.