

**IMPROVEMENTS TO 206 STASIA COURT, NOVATO, CA
In Chronological Order from 1994 to 2008**

- Reconfigured interior stairs and bumped out entry, added skylite
- Bumped out upper floor bathroom to add shower, tile and skylite
- Vaulted living room ceilings and added 2 skylites and fireplace
- Added recessed lighting in Living Room, Dining area, Kitchen, Entry
- Replaced all windows with dual-paned vinyl and master bed skylite
- Installed new exterior hard-plank siding over existing redwood siding
- Installed new kitchen with all new cabinets and appliances
- Finished off space downstairs into three bedrooms, one bathroom and den
- Installed new furnace with 6 new heat runs and 2 new return airs
- Installed solid oak hardwood flooring throughout except bedrooms and bathrooms
- Put in retaining walls, swimming pool and 2000 sf of decking on various levels
- Built covered pergola at exterior front stairs, widened stairs and added brick ret. wall
- Installed new steel insulated garage doors and built garage shelves
- Put in hot tub on upper deck with 220v wiring and GFCI disconnect
- Installed crown molding throughout and built shelves in downstairs den
- Built solid fence at upslope and wire fence for balance of property perimeter
- Replaced tile kitchen counters with granite and installed all new stainless steel appliances
- Installed new granite vanity in master bathroom and tile floor
- Poured new concrete at foot of driveway and widened driveway parking area