



1450 MORNING GLORY DRIVE PETALUMA *Improvements*

It's a very special 3 Bed, 2 Bath
+/- 1,376 SQ. FT. home on a +/- 4,720 SQ. FT. lot*

**Original floor plan 3rd bedroom modified to an open layout.*

This home includes many upgrades

EXTERIOR

- Roof replacement – 2012
- Exterior house painted - 2021
- Exposed aggregate patio installation in the back yard
- Vapor barrier installation under house – 2026
- Landscaping irrigation and drip systems installed in the front, side, and back yards
- Side sheds included

INTERIOR

- Maple hardwood flooring
- Kitchen upgraded with stainless steel appliances (including stove hood) – 2019
- Kitchen upgrades include solid maple cabinets with quiet-closing kitchen hardware
- Kitchen quartz countertop
- Kitchen subway tile backsplash
- Kitchen under-cabinet LED lighting
- Whole house water filter system installation – 2020
- Furnace replacement – 2010
- Carpeting replacement – 2022
- Home theater projection system installed in living room
- New fixtures and light installation
- Custom cabinetry, built-ins in hallway and entry, and full cabinet extension
- Custom closet door and closet organizers
- Window seat, crown molding, baseboards and trim installed
- Shelving and desk/workstation/music station installation
- Hot water heater replacement – 2020
- In garage, smooth walls and painted

ATTIC

- Attic ventilation fan system
- Attic access (pull-down stairs)
- Attic lighting
- Attic insulation

WINDOWS

- Kitchen sliding door installed - 2010
- French doors installed – 2010
- Plantation shutters installed in primary bedroom and living room
- Window replacements throughout entire house – 2010

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