



25 BERGER LN, PETALUMA CA

Home Restoration Better Than New



This is an extensive home renovation/addition- down to the studs. This home is new except for the front wall & garage walls. New electric wiring and panels, water pipes, water heater & HVAC, roofing, gutters, siding just to name a few major items.

You must see it to understand changes from before and after.

THROUGHOUT

- All new hybrid luxury flooring in all rooms and new baseboards throughout.
- All new Simonton Windows and 4 panel sliding door in living room and 3 panel sliders in Primary Suite. (Lifetime warranty).
- New single panel Interior Doors all room and closets.
- New Exterior Double Front Door Modern Mediterranean with lights/ wood /stained.
- All new designer door handles Champaign, door pulls Champaign, new casings around new doors, and new front door designer handles Champaign.
- New modern fine stucco entire home and garage, insulation, mud, tape, texture, Paint.
- New electrical outlets, plugs switches and faceplates (Decora) throughout.
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- New stucco window/door trim all windows main house and garage.
- New stucco paint entire house/garage.
- New Beam in vaulted ceiling wrapped with wood and stained Kitchen Living Room/Dining Room.
- New Door to Attic built & installed. New Door and handle to sub area space installed.
- All section 1 dry rot work completed under home in front old portion/all other wood replaced and new.
- Home sanitized and professionally cleaned by Professional Housekeeping Services.
- New Lot Split approved and plans for ADU and Carport available for purchase.

KITCHEN

- New white fired clay single basin Farm sink & Champaign designer Sink Faucet.
- Undercabinet /Under open shelf lighting, and new Custom Tile backsplash on full kitchen wall, and new Custom-built distressed wood open shelving Kitchen
- New Kitchen cabinets w/ designer veining quartz countertops by local Cabinet maker & Designer Champaign and white cabinet pulls throughout.
- New island cabinets with designer quartz and extra quartz for breakfast bar sitting, and new Pantry Cabinet over & to left of Fridge.

APPLIANCES

New – Champaign handles stainless steel French Door Zline Luxury refrigerator with Icemaker, Zline luxury Champaign Handle stainless steel Wine Fridge, Zline luxury Champaign handle Island Drawer stainless steel Microwave, Champaign handle Zline Luxury Dishwasher, 36" Forno French Door Electric Stove/ Oven combo, Quiet Zline luxury Champaign handle designer hood. New Front Load washer & Dryer with built in podium/ platform for storage of laundry bins under.





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PRIMARY BEDROOM

- New Glazed Glass/Wood Frame -Pocket Closet Door Primary Bedroom and new large Custom Closets in Primary Suites
- New Beam in vaulted ceiling in Primary bathroom with wood stain.

BATHROOMS

- New Large profile designer tiles-Bathrooms Floors and shower/tub walls and wall behind and above standing tub. New stone tiles in shower. New Recessed Niches every shower and shower stall over the tub. New designer shower pan and large profile tiled walls in Ensuite.
- New Low flow toilets (4 x) and new vanity mirrors (4x)
- New bathroom Double vanity in Primary and Hall w/ quartz tops (2x) w/Chrome hardware and Single vanity w/ quartz tops (2x) in Guest bath and Ensuite bath.
- New tub/shower in shared bath, and new designer shower pan hot mopped designer tile on the floor in Primary bathroom.
- New designer shower tiles and over tub tiles w/insert shelves and designer stone.
- Champaign 10" waterfall shower head square w/wand, and Champaign 10" square shower rain head with wand and tub spout hall bath & Ensuite Bath.
- New designer glass shower door over tub hall bath, new primary custom shower door, new Farm-style shower door ensuite, and new door stops white & Champaign.
- New towel racks Champaign and new hand towel rings Champaign.
- New toilet paper holders (4 x) Champaign hardware. .

PLUMBING

- New plumbing entire home including hose bibs for exterior (New water saving fixtures throughout), New Hybrid Water Heater (Electric) 50 gallon.

LIGHTING

- New designer LED lights over island, in Foyer and over dining table, in Hallways and bathrooms.
- New recessed 4" designer recessed lighting throughout home.
- New designer lights bedrooms, bathrooms, primary closet.
- Motion activated lights bathrooms & bedroom closets.
- New 60" Farmhouse fan with remote control light switch living room x 2 and 55"
- Farmhouse fan in primary. New 55" fans in each bedroom x 2.
- New solar Tubes installed Hall and bath(s).

ELECTRICAL

- New Electric Fireplace with Feature wall, along with new distressed wood mantle installed.
- New HVAC system with AC Installed by Hulbert Heating & Air. New designer vents in bathrooms and laundry room, throughout all rooms in home. New Smart Thermostat.
- HVAC & AC installed by Hulbert Heating and Air - HERS test certified passed inspection with all new Designer heat registers and vents.

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EXTERIOR

- New Shingle Roof & Steel gutters Main House and Garage by Capstone Roofing.
- New Exterior glass lights -Each side front Double doors each side in rear of home and back door of garage and front of each side of garage door.
- Paint- Interior/Exterior.
- New Gutter Guards installed on main home rear and side and back deck near primary.
- New graded and paved driveway.

GARAGE

- New Sheetrocked in Garage.
- New stair treads and landing with hybrid flooring on stairs in garage.
- New EV Charging Garage with new LED lighting, switches, windows.
- New Garage Door - and motor and rail kit

GROUNDS

- New 513 sq ft addition with deck added with all new foundation and framing.
- New drip irrigation, new timers and valves throughout property, weed barrier under entire property, with rocks, stone steps, gopher barrier under paths and garden beds with weed barrier.
- Trex deck (2) with redwood posts and black balusters rear deck/stairs & front designer customer stairs front of home.
- New Redwood fencing with Redwood stain for longevity.
- New solar lights for fence posts and gates.
- New landscaping: Professionally landscaped: grading and leveling, steps placement, new raised veggie beds, new firepit cement - Propane, new drought tolerant plants, Mitigation oak trees, new Bio retention basin with river rock and dry creeks with river rock and drainage stone, new retaining walls, DG paths, Pergola.
- New front and back Trex Stair entries.

UTILITIES

- All New 400 Amp electrical Panel and upgraded Tower PGE. All electrical wiring is new throughout the entire home.
- New 400 AMP Electrical Service Panel Service (PGE) plus 200 AMP Sub panel in
- Garage. All new electrical wiring throughout & New LED energy saving light fixtures
- and bulbs throughout. USB Outlets in bedrooms and Kitchen.
- New Water Meters and backflow service and new water lines throughout property and home.
- New sewer line cleanout installed all the way to main manhole on property at rear easement on 25 Berger Lane.
- New Upgraded Smart water meter & gas meter added (PGE).

SAFETY

- New Co2 Detector and Smoke Detectors.
- New Fire Sprinkler System with Bell added to the entire home.

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