



29 BERGER LN, PETALUMA CA

New Construction



Home is ALL new construction. New electric wiring and panels, water pipes, water heater & HVAC, roofing, gutters, siding just to name a few major items. High Vaulted ceilings throughout.

It's a very special 2 Bedroom/ 2 Bath ADU.

THROUGHOUT

- New hybrid luxury flooring in all rooms and new baseboards throughout the home.
- New single panel Interior Doors all room and closets and laundry.
- New casings around new doors.
- New Mini Split HVAC system with remote control feature.
- All new designer door handles Chrome, door pulls Chrome.
- New Smart Siding -Entire house.
- New door stops white and chrome.
- New Solar (6 panels) Owned installed by Freedom Forever Solar. New Solar Inverter
- Paint- Interior/Exterior.
- Home sanitized and professionally cleaned by Professional Housekeeping Services.

KITCHEN

- New Custom Tile backsplash full kitchen wall.
- New Custom-built distressed wood open shelving Kitchen.
- New Glazed Glass/wood Frame- Pantry Door.
- New Kitchen cabinets w/ Carrera quartz countertops by local Cabinet maker &
- Designer black and chrome cabinet pulls throughout.
- New island cabinets with Carrera quartz and extra quartz for breakfast bar sitting
- New Pantry Cabinet with shelving

APPLIANCES

- New - Stainless steel LG refrigerator with icemaker & water dispenser.
- LG Over stove stainless-steel Microwave/Hood Vent, LG Dishwasher, LG 30" Electric Stove/Convection Oven / Air Fryer combo.
- New Front Load Washer & Dryer.

PRIMARY BEDROOM

- New Split Barn Door to Primary Closet and Bath.
- New large Custom Closets x 2 in Primary Suite.

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BATHROOMS

- New Large profile designer tiles and shower/tub walls and New stone tiles in shower. New Recessed Niches every shower and shower stall over the tub.
- New white fired clay single basin sink & New Chrome designer Sink Faucet.
- New Glazed Pocket Door from Primary bath to Primary shower and toilet room.
- New Low flow toilets (2x).
- New bathroom vanities (2x) in Primary and Hall w/ quartz tops (2x) w/Chrome hardware.
- New vanity mirrors (3x) and New tub/shower in shared bath.
- New designer shower tiles and over tub tiles w/insert shelves and designer stone.
- New Chrome 10" waterfall shower head square w/wand in Primary.
- New Chrome 10" square shower rain head with wand and tub spout hall bath.
- New designer glass shower door over tub Hall bath, New Farm style shower door Primary, and New towel racks Chrome and New hand towel rings Chrome.
- New toilet paper holders (2 x) Chrome hardware.

PLUMBING

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

LIGHTING

- Undercabinet lighting.
- New recessed 4" designer recessed lighting throughout home.
- New designer LED lights over island, in Foyer and over dining table, in Hallways and bathrooms.
- LED Spotlights on 2 sides of home, motion activated.
- New designer lights bedrooms, bathrooms.
- Motion activated lights bathrooms and bedroom closets.
- New 60" Farmhouse fan with remote control light switch living room x 2 and 55"
- Farmhouse fan in both Primary & 2nd bedroom.
- All new electrical wiring throughout & New LED energy saving light fixtures and bulbs throughout.
- New solar Tubes installed Hall and Powder Room.

ELECTRICAL

- New electrical wiring throughout the entire home.
- New 125 AMP Panel.
- New electrical outlets, plugs switches and faceplates (Decora) throughout.

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EXTERIOR

- New Shingle Roof & Steel gutters Main House Capstone Roofing.
- All new Simonton Windows and 2 panel Sliding door in kitchen. (Lifetime warranty).
- New Exterior Single Front door Craftsman with lights/ wood /stained.
- New Exterior glass lights - front doors each side in rear of home and solar lights on Carport each front and rear.
- New fence and locking gate front of property.
- New Smart siding, insulation, mud, tape, texture, Paint.
- New Smart Batts/Window trim -entire siding of house.
- New Redwood fencing with Redwood stain for longevity.
- New front door designer handles Chrome.

CARPORT

- New Roof and Gutters on Carport.
- New graded and paved driveway & New 2 Car Carport with EV Ready wiring both sides.

GROUNDS

- New drip irrigation connected to Owners very own well and new timers and valves throughout property (3 timers and 9 valves), weed barrier under entire property, with rocks, stone steps, gopher barrier under paths and garden beds with weed barrier.
- New solar lights for fence posts and gates.
- New landscaping: Professionally landscaped: grading and leveling, stone entry and rear patio.
- New drought tolerant plants, Mitigation oak trees, new Bio retention basin with river rock and dry creeks with river rock and drainage stone, stone paths.

UTILITIES

- New sewer line cleanout installed all the way to main manhole on property at rear easement on 25 Berger Lane.

SAFETY

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

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