



30 Rudgear Dr, Walnut Creek

Summary of Improvements

Summary: 5 BD, 4BA, ~ 3109 SF, single story fully remodeled custom ranch home with open floor plan & vaulted ceilings, new pool, pool house, walk-in pantry, large mud room, oversized yard with grass play areas, views of Downtown Walnut Creek, custom outdoor BBQ & gas firepit¹

Kitchen:

- Full inset custom cabinets
- Oversized 14' long white oak island with seating
- All new built-in appliances - Dacor 42" refrigerator, Miele 48" dual-fuel range with speed oven & custom hood
- Separate drink/wine fridge
- Quartzite Mont Blanc counters
- Walk-in full pantry
- Separate custom mudroom

Bathrooms:

- Four full bathrooms
- Restoration Hardware & Pottery Barn finishes
- Walk-in showers in all bathrooms
- Freestanding soaking tub in primary bedroom
- Custom tile work throughout
- Custom installed shower glass

Finishes:

- Floors – 7" plank engineered white oak
- Vaulted ceilings in all living areas and primary bedroom & pool house
- Recessed lighting throughout
- Rejuvenation, Restoration Hardware & Pottery Barn light fixtures
- Restoration Hardware bathroom vanities
- Smooth texture walls throughout

Doors \ Windows:

- Andersen windows
- Marvin exterior wood trim doors
- Two panel interior shaker doors with matte black hardware
- Numerous skylights for additional natural light

Home Systems:

¹ Main home - 4BD, 3BA, ~ 2900 SF. Pool house - 1BD, 1BA, ~ 209 SF



- New plumbing & electrical systems
- New insulation, including garage
- New furnace, AC unit & air ducts
- New tankless water heaters
- Mini split heat / AC system for pool house
- New fifty-year roof

Yard:

- Views of Downtown Walnut Creek and Rudgear Valley
- New custom pebble tech pool
- Large grass areas for playtime & entertainment
- Separate pool house with full bathroom and mini split heat/AC system
- Custom built in BBQ with outdoor fridge
- Gas firepit
- New repaved asphalt driveway
- New yard fence throughout
- New French drains around majority of home

Pool:

- Custom built by Adams Pools
- Black bottom pebble tech finish
- Baja shelf with built-in umbrella stand
- Custom fully retractable black pool over
- Gas heater & auto-fill system