

Seller-Added Improvements

SIGNATURE IMPROVEMENTS & THE QUAIL EXPERIENCE



SIGNATURE SELLER-ADDED IMPROVEMENTS

- New powder room and dedicated laundry room added.
- Primary and guest bathrooms rebuilt to the studs.
- Kitchen revitalized with Vadara quartz countertops, a new tile backsplash, Kraus sink, Zephyr range hood and designer lighting.
- Backyard transformed with a Black Diamond paver patio, extra-large natural-gas fire pit, privacy fencing and landscape lighting.
- All Section One items on the most recent pest report completed, with full clearance issued.

THE QUAIL EXPERIENCE

- Quiet cul-de-sac surrounded by meticulously maintained homes.
- Flat walking and biking routes extend directly from the neighborhood.
- Robert Muir Graves-designed 18-hole, par-71 championship course framed by the Santa Lucia Mountains.
- Nearby amenities include Edgar's Restaurant, Covey Grill, tennis, pickleball, heated pools, fitness facilities and social events.
- Carmel Valley's celebrated sunbelt offers warmer temperatures and abundant sunshine away from the coastal fog.
- Club memberships are separate from homeownership and subject to application and availability.
- Voluntary neighborhood HOA; additional information is available at quailhoa.org.



Seller-Added Improvements

KITCHEN



SELLER-ADDED UPGRADES

- New Vadara quartz countertops.
- New soft satin-glazed tile backsplash.
- New floating display shelving.
- New designer lighting fixtures.
- New Zephyr stainless-steel range hood.
- New extra-large Kraus undermount sink.

DISTINCTIVE EXISTING FEATURES

- Premium Brookhaven soft-close cabinetry.
- Stainless-steel Thermador Professional four-burner gas cooktop with griddle and built-in oven.
- Viking Professional refrigerator.
- Authentic-looking distressed random-plank wood flooring.



Seller-Added Improvements

LIVING & DINING



SELLER-ADDED UPGRADES

- New custom living-room storage cabinetry with Caesarstone countertop.
- New custom built-in bookshelves surrounding the fireplace.
- New handcrafted fireplace mantel.
- New statement chandelier.
- Updated recessed lighting throughout the living and dining areas.

DISTINCTIVE EXISTING FEATURES

- Carmel stone fireplace.
- Vaulted open-beam ceiling.
- Hand-scraped engineered hardwood flooring.
- Two sets of French doors opening to the Black Diamond paver patio.



Seller-Added Improvements

PRIMARY SUITE & CLOSET



SELLER-ADDED UPGRADES

- Custom California Closets organization system installed in the primary suite.
- New Lincoln sliding glass door opening directly to a private patio alcove.
- Original interior doors replaced with solid-core wood doors and new hardware.
- Updated recessed lighting.
- New ceiling fixture.

DISTINCTIVE EXISTING FEATURES

- Hand-scraped engineered hardwood flooring.



Seller-Added Improvements

PRIMARY BATHROOM



DOWN-TO-THE-STUDS SPA-INSPIRED REMODEL

- New custom dual-sink floating vanity.
- New quartz vanity countertop.
- New Badeloft soaking tub.
- New zero-threshold walk-in glass shower.
- New micro-herringbone shower accent wall.
- New mosaic tile flooring.
- New custom privacy window.
- New plumbing fixtures and finishes.



Seller-Added Improvements

GUEST BEDROOMS



SELLER-ADDED UPGRADES

- Custom California Closets organization systems installed in both guest bedrooms.
- Motorized blackout blinds installed in both guest bedrooms.
- New Lincoln sliding glass doors opening from each bedroom to a private patio alcove.
- Original interior doors replaced with solid-core wood doors and new hardware.
- Updated recessed lighting in both guest bedrooms.
- New ceiling light fixture in each bedroom.

DISTINCTIVE EXISTING FEATURES

- Hand-scraped engineered hardwood flooring.



Seller-Added Improvements

GUEST BATHROOM



DOWN-TO-THE-STUDS REMODEL

- New modern tile finishes.
- New custom modern vanity with Caesarstone countertop.
- New open walk-in tile shower.
- New frameless glass shower enclosure.
- New plumbing fixtures and finishes.

Seller-Added Improvements

NEW POWDER ROOM & HALLWAY GALLEY



NEWLY ADDED POWDER ROOM

- Entirely new half bathroom constructed by the current owner.
- New floating natural-wood vanity with brushed-gold fixtures and accents.
- New designer tile with a classic herringbone accent wall.
- New honeycomb hexagon floor tile.
- New plumbing, electrical and toilet.

NEWLY ADDED HALLWAY STORAGE GALLEY

- New custom storage cabinetry with Caesarstone countertop.
- New floating display shelf.
- New honeycomb tile floor detail coordinating with the powder room.



Seller-Added Improvements

DEDICATED LAUNDRY & GARAGE



SELLER-ADDED UPGRADES

- New dedicated laundry room constructed by the current owner.
- New custom cabinetry and large utility sink.
- New butcher-block counter and workspace.
- New pedestal-mounted LG front-load washer and dryer set.
- Non-load-bearing wall allows conversion back to a full two-car garage without disturbing the custom cabinetry and sink area.
- New garage attic storage space with pull-down access ladder.



Seller-Added Improvements

OUTDOOR LIVING & GROUNDS



SELLER-ADDED UPGRADES

- Expansive new Black Diamond paver patio.
- New extra-large permanent natural-gas fire pit.
- New low-voltage landscape lighting.
- New picture-frame cedar privacy fence with decorative topper and protective stain finish.
- Complete exterior repaint, including facade and trim.
- New exterior light fixtures.
- New covered side-yard structure for concealed garbage, bicycle and miscellaneous storage.
- All Section One items on the most recent pest report completed, with full clearance issued.
- Established waterfall, pond and garden trail with apple and lemon trees.
- New privacy-fence gate oriented toward Edgar's Restaurant and the Quail Lodge grounds.

