



2820 Oliver Lane, Meadow Vista - From the Seller

Features, Upgrades, and Notable Items

- 2016: Multi-speed pool pump (prev owner)
- 5/17: Tankless water heater installed (prev owner)
- 2017: Re-roof (prev owner)
- 2017: Exterior painted (prev owner)
- 2017: Interior painted (prev owner)
- 2017: New flooring (prev owner)
- 1/18: A/C furnace replaced (prev owner)
- 6/20: Pool re-plastered
- 8/20: Install: Whole house generator with automatic transfer switch
- 4/21: Quiet Cool energy efficient whole house fan
- 2021: GE Monogram Cooktop
- 2021: Kitchen hood
- 5/21: Pool converted to salt
- 7/21: Pool filter replaced
- 5/22: Third bathroom completed
- 9/22: New solid core interior doors
- 6/23: New master bedroom French door
- 6/23: Master bath and hall bath remodel completed
- RV 50A electrical hook up
- Nest thermostat, ring cameras and floor light cameras, ring doorbell
- Some smart switches and plugs in the house and at pool equipment to turn on waterfall and light remotely
- Great storage underneath the house

Items Included + Excluded from Sale

- Included: mounted speakers on the back deck of the house.
- Excluded: three pieces of blown glass art in the back yard and rock speakers at the pool.
- Excluded: free-standing garage shelves, two free standing rolling stainless cabinets the garage and black cabinets attached to the wall.

Some of the seller's favorite things: *We love the pool and the view. All the neighbors are great! Backing up to the trail and Winchester. Small town feel. The flowers in Spring are just amazing. There are constantly different things blooming in the yard.*

Website link details a video of the home. Need more questions answered? We're happy to help. Have your trusted REALTOR / real estate representation reach out to us.

www.LuxuryInMeadowVista.com

Any errors or typos contained in this document are not intended. Buyer to investigate any and all items. Any fair housing violations, please alert the listing agent so modifications can be made. Let us know if you have any questions for the seller or need for clarification. Steve Ostrom, Coldwell Banker Realty • 2200 Douglas Blvd, B-200, Roseville 95661 CalRE# 01344154 • 916-308-2446