

## Neighborhood

The perfect blend of access and tranquility. Easy freeway access to 680 and 880, light rail, BART, and public buses (VTA). The Great Mall and several shopping centers within a mile away. The neighborhood has only 88 homes and one way in and out. So, there is NO through traffic. The only people who enter are those who live here or are visiting those who live here. Streets in this area have been repaved all within the last 2 years.

## Exterior and Landscaping

Beautiful and well-kept exterior and landscaping. The current homeowners have improved and impeccably maintained this home and property over the 38 years they have lived here.

The front yard landscaping includes an immaculately maintained dwarf fescue lawn\* and 3 car wide driveway surrounded by a boxwood hedge, 3 planting areas including bougainvillea, hibiscus, bird of paradise, Japanese maple, and other plantings over well-maintained round river rock. A fully functional automatic sprinkler and drip system makes this an easy yard to maintain. The driveway, street strip, and walkways are a combination of aggregate stone embedded in concrete and smooth concrete.

\* Our normally pristine dwarf fescue front lawn was infested with grubs this summer and is looking pretty sorry. Grubs eat the grass roots damaging the grass. We have had this happen once before. Eliminated them in the back yard a few years ago. The problem with grubs is once they get past the larvae stage in the spring, you can't eliminate them fully until the following spring. We have put down a grub specific insecticide from Sevin to slow them down. We'll put down more in late October around when they naturally go dormant and we'll leave plenty of Sevin to apply next spring (March/April) by the new home owners, which is most effective. Based on past experience, the lawn will recover over the next six months given normal watering and fertilizing.

The exterior has been recently patched and painted with premium Kelly Moore paint. The front door is a single door, but has a faux double door look that adds to the street appeal. The roofing is high quality, long lasting, steel backed, interlocking composite roofing that looks beautiful and has never leaked.

The backyard is an oasis. A large covered patio makes for year around outdoor activity. Fenced on all sides and well maintained, including replacing the fence on the west side and repairing a section of the east side within the last 2 years. Behind the property is Berryessa Creek, so you are hundreds of feet from the nearest residence in that direction. There is a decorative two-tiered block wall that runs the entire length of the back of the property that has a combination of lilies, hydrangeas, philodendrons, ferns, and roses. There is also a fully functional fountain that adds to the ambiance. A lush dwarf fescue lawn, fully functional automatic sprinkler and drip system, and concrete patio and walkways completes this beautiful and functional oasis.

## Street Trees

The City of San Jose requires at least one street tree, which is cared for by the property owner with responsibilities and restrictions specified by the city and managed by the City of San Jose Arborist.

When the home was built in 1970, the developer placed two carob trees on the property as street trees. Around 2010, one of the trees was diseased and the other was showing signs of the root structure getting close to the sewer line and disrupting the sidewalk and curb. We the current homeowners asked the Arborist department to come out and advise us of what action should be taken. We actually got the Arborist (as opposed to an employee of his department) to inspect the trees. He agreed the carob trees needed to be removed and specified the replacement tree you now see streetside. We completed the hardscape repairs and enhancements at that time. We were also required to water this tree for the first 5 years. That requirement has now long since lapsed and the property has a street tree that meets all city requirements and requires almost no maintenance.

## Zoning

The property includes a Flood Certificate issued by the Federal Emergency Management Agency (FEMA) that officially removed this property from their floodplain map. We thought it would be helpful to disclose how that occurred.

When we purchased this home, it was listed in a flood zone. Our neighbors and we discovered that this floodplain was defined by a specific elevation above sea level and that it appeared many of our properties exceeded that elevation. We contracted with a licensed surveyor to officially survey all of our properties. Because the survey marker was at the intersection of Cropley Avenue and Morrill Avenue, most of the surveyor's work was surveying to our neighborhood, which he only had to do once. We got a good rate to complete the survey and all the homes from the intersection of Cropley Avenue and Camargo Drive down the street to about six houses past our property exceeded the elevation requirement and were officially removed from the floodplain. This gave us all peace of mind and saved us and future homeowners a lot of money as flood insurance is no longer required.

In addition, note that the creek that runs behind the property is a very deep and wide culvert that runs straight for a long way past this property. It is dry most of the time, and in the 38 years we have lived here we can't remember a time when there was much more than about 3 feet of water running through it. If there ever was going to be a spillover from this culvert it would likely occur at the next bend or beyond, which is quite a way downstream from this property.

## Comfort Systems

This home is equipped with both central heating and air conditioning both are new premium systems installed within the last 5 years that receive annual maintenance. The heating system is a Lennox SL280DFV Signature Collection gas furnace that is high efficiency and whisper quiet. The air conditioner is a 3.5-ton high efficiency Amana system. The efficiency of these systems is further enhanced by the fact that this home has insulation in the outside walls (a rarity in this area) and the current owners added insulation to the attic.

## Water Systems

In 2019, the current owners purchased and had professionally installed a Noritz EZ2FVK-1 tankless water heating system. The home is also equipped with a Rayne reverse osmosis water system that provides pure water at the kitchen sink or through the kitchen refrigerator water dispenser. As mentioned earlier, the entire outside landscaping is maintained by an automated six zone professionally installed water sprinkler and drip system with a centralized control system located on the back wall of the garage. That system was last serviced and updated in 2021. In 1996, the entire home was replumbed with copper pipes.

## Interior Overview

The interior of the entire home was updated in 2006/2007. This home has solid oak wood floors (except for the kitchen area) that were fully restored (stripped, sanded, and refinished). Ceilings and walls were stripped, patched, textured and painted. Interior molding was removed and new updated molding, and window sills were installed by a certified custom cabinetmaker. New custom blinds were installed in exterior windows throughout. Many other improvements were also done at this time that are included in the room-by-room descriptions below.

### Living Room/Formal Dining Room

While this home was built in 1970 it incorporated several open concept features. One such feature is a living room and formal dining room separated by a single step. Both are accessed by a large archway next to the front door. That archway was also updated with new molding and the formal dining room was updated this year with recessed dimmable LED lighting.

### Kitchen/Dinette/Family Room

Another early open concept feature. These rooms have no walls separating them. There is a fully functional gas fireplace in the family room and a large patio sliding door providing access to the backyard for convenient outdoor dining. The kitchen has solid ash cabinets, refinished by the current owners with new hardware installed this year. Can lighting was also added. In addition to the interior updates listed above, in 2006/2007 a new granite countertop, new sink and new linoleum flooring was installed.

### Home Office

In 2006, bedroom #4 was turned into a custom designed, custom built home office. The solid oak built-in desks, cabinetry and shelving includes hidden runners for cabling and room for up to four people to work comfortably. It's both gorgeous and fully functional.

### Master Bedroom

The master bedroom is spacious and has its own master bath with a patio door for direct access to the back yard. Both closets have custom closet organizers. The master bath was completely remodeled in 2020 with a walk-in custom-tiled shower with a built-in bench, HansGrohe fixtures, including a hand wand, and Toto commode. In 2022, the vanity was remodeled with a new sink, faucet, plumbing and doors.

### Bedrooms 2 & 3

These bedrooms were part of the 2006/2007 interior update described in the Interior Overview section, including new blinds, molding, and window sills. Each room has custom closet organizers.

### Second Bathroom

The sink, faucet and plumbing were upgraded in 2022. The commode was replaced in about 2006 with a low flow unit.

### Laundry Room

In 2022, the lighting was replaced with an LED lighting system. flooring was replaced and the room repainted. There are pantry cabinets floor to ceiling on one wall and above the washer and dryer on the opposite wall.

### Garage

In 2006, the garage was outfitted with a long workbench and cabinetry along the east wall. Shelving and a loft provide additional storage space. Even with these improvements the garage has ample room for two vehicles. The garage door was replaced in 2004 and more recently had a Chamberlain automatic garage door opener with a battery backup system installed, so the automatic garage door system works even during a power outage. A new side door was installed in 2018.

**The information presented herein has been provided by the Seller. The agent has not nor will not be investigating this information. Buyer should do their own investigations.**

**Seller:** \_\_\_\_\_ **Date:** \_\_\_\_\_

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