

17372 Rainier Dr. Upgrades

New Roof- installed in 2020- 30 yr composition roof

Remodel- 2020- all new tile throughout, baseboards, trim, scraped ceilings, new kitchen island, wine fridge, new kitchen plumbing, cabinets, backsplash, quartz counters, sink, garbage disposal, and appliances in kitchen. Custom built dry bar and matching stained beams in bonus room

New lighting- installed all new can lights and ceiling fans – 2020

Upgraded outlets and all electrical wiring- kitchen, living room 2020

Audio-video prewires, eeros internet boosters and TV mount outlets- installed 2020 with Sonos speakers inside and outside (multiple zones/rooms) installed by It's Showtime (recommend using them for new account set up and mounting tv's and connecting to Sonos system)

Security System- alarm and 2 camera systems installed 2020 and 2022 (vendor information upon sale close)

Pool remodel, add jacuzzi, all new Pentair eqpt with wifi and app, salt system, all new plumbing and pavers around pool/backyard- completed 2021

Solar installation- upgraded main electrical panel, installed 25 panels, PAID IN FULL- 2021

New outdoor kitchen garbage disposal- 2022

New front door- installed 2022

Installed subpanel and electrical for Sauna and cold plunge- 2023

Remodeled guest bath- new tile, shower/bench, doors, vanity, toilet, plumbing, and led medicine cabinet- completed 2025

New fencing- replaced 70% of perimeter fencing (rear and east side of house) including double side yard entry gates with TREX composite fencing- 2025

HVAC- entirely brand new system, new furnace, condenser, AC, ducting, and thermostat- 2025

Tankless water heater and flow tech anti-scale water treatment system- 2025

Garage Door- raised entry height of 2 car garage to approx. 86 inches, brand new garage door, and new side wall mount garage door opener

Whole house electrical upgrade- rewired all old electrical wiring and updated junction boxes- added subpanel and level 2 hardwired electric car charger- completed 2026

All new attic insulation – cleaned up attic, removed all old insulation and replaced with new- 2026

Full exterior and interior paint- 2026