



**1381 Tucker Road**  
**Property Notes**  
**[www.1381Tucker.com](http://www.1381Tucker.com)**

Background

- House was built in 1974
- Current owners purchased property in 2001
- Remodeled in 2002 and 2008

General

- 1.05 +/- acre lot
- 3,929 +/- sq. ft. residence
- 4 BD/3 BA
- Family Room
- Workout Room/Studio
- Office/Studio
- Utility Room with Kitchenette
- Laundry Room
- Abundant storage
- 2 car attached garage

Exterior

- Board-and-batten wood siding
- Composition shingle roof, installed 2004
- Wrap-around view deck
- Dual-pane windows

Features Throughout

- Open floor plan
- Solid core wood 2-panel interior doors with *La Forge* hardware
- Wired for audio (2 systems)
- Custom faux paint and wall finishes

Entry

- French door entry from view deck
- Opens to dining room, kitchen, and living room

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- Tile floor
- Recessed lighting
- Coat closet located across hall

#### Living Room

- Open to dining room
- Large wood-burning fireplace with plaster hearth, mantel, and surround
- Ceiling fan
- Recessed lighting and LED spotlights
- Tile floor
- Vaulted tongue-and-groove knotty pine ceiling with limed finish
- Built-in media cabinet
- 2 sets of French doors provide access to view deck with full-length, opening sidelights for ventilation
- Wired for audio

#### Dining Room

- Tile floor
- Recessed lighting with central wrought iron chandelier
- Vaulted tongue-and-groove knotty pine ceiling
- Built-in china buffet with glass doors, lighted cabinet, and open shelving, approx. 15'
- 3 sets of French doors provide access to view deck

#### Kitchen

- Tile floor
- Vaulted tongue-and-groove knotty pine ceiling
- Large picture window provides views
- Recessed lighting with chandelier over bar
- Maple cabinetry with open shelving and tile countertops and backsplash
- Stainless steel rectangular double bay sink with *Insinkerator Pro* disposal
- *Amana* stainless steel refrigerator with bottom freezer drawer
- *Maytag* wall oven
- *WOLF* stainless steel 5-burner gas cooktop
- Stainless steel *Vent-A-Hood*
- *Bosch* stainless steel dishwasher
- *Whirlpool Trashmaster* compactor

#### Laundry Room

- Pocket door
- Linoleum floor
- Views to north
- Storage cabinets with pantry shelving
- Utility sink
- Dutch door to view deck

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- *Maytag Neptune* front-loading washer and gas dryer

#### Hallway

- Reclaimed hickory flooring
- Lighted, recessed art gallery

#### Master Suite

- Alabaster lighting sconces
- Carpet
- Vaulted tongue-and-groove cedar ceiling
- French doors provide access to view deck with full-length, opening sidelights for ventilation
- Separate door provides access to backyard
- Sky light with push button opening
- Wood-burning fireplace
  - Cast concrete hearth and surround
  - Integrated wiring for flat screen TV
  - Plumbed for gas starter (not connected)
- Built-in cabinet with media storage and bookshelves
- Ceiling fan with remote control
- Walk-through closet
  - Rustic sliding barn door with iron hardware; custom made with reclaimed barn wood from Wisconsin
  - Passage from bath to bedroom
  - Built-in shelving and organizers
- Bath
  - *Carrera* marble tile floor
  - Radiant heat floor
  - Large picture window
  - Recessed and sconce lighting
  - Skylight
  - Free-standing, extra-deep fiberglass soaking tub with hand wand
  - *Toto* toilet
  - Dual vanity
    - Under mount porcelain sinks
    - Marble countertop
    - Chrome console
    - Tilt mirrors
  - *Watermark* chrome fixtures
  - Cabinets with lighted alcoves and glass shelves
  - Stall shower with *Carrera* marble tile enclosure and floor, glass door, chrome fixtures, and hand sprayer
  - On-demand water heater (serves master bath only)

#### North Bedroom

- Carpet

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- Crown molding
- Picture window
- Central light fixture
- Large closet with bi-fold doors
- Views

#### Middle Bedroom

- Carpet
- Crown molding
- Picture window
- Central light fixture
- Large closet with bi-fold doors

#### Bath

- Travertine tile floor
- Recessed lighting
- *Rohl* French styled chrome fixtures
- Shower over tub with tile enclosure, chrome fixtures, and rain head
- *Kohler* large soaking tub with arm rests
- Dual vanity
  - Porcelain sinks
  - Limestone countertop
  - Antiqued wood console

#### Downstairs Family Room

- Carpet
- Open beam ceiling with crown molding
- Recessed lighting
- Large wood-burning fireplace with native stone hearth and surround
- Glass doors provide views to east

#### Downstairs Utility Room

- *Frigidaire* 4-burner electric range and oven
- Utility sink
- Cabinetry with Formica counters
- Storage shelves

#### Downstairs Bedroom

- Carpet
- Ceiling fan
- Large picture window with views to east
- Large closet with bi-fold doors

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#### Downstairs Bath

- Porcelain tile floor
- Recessed lighting
- Stall shower with tile enclosure and brass fixtures
- *Toto* toilet
- Vanity with marble countertop and brass sink and fixtures

#### Wine Cellar

- Track lighting
- Security door

#### Workout Room/Studio 1

- Track lighting
- Views
- Carpet

#### Office/Studio 2

- Central light fixture
- Carpet
- Open beam ceiling
- Full wall of built-in, ceiling height bookshelves
- Exterior access

#### Extra Storage

- Located near rear parking area
- Exterior access
- R-40 insulation
- Additional storage room with lock
- Ceiling clearance approx. 5'6"

#### Outdoor Spaces

- Decorative stone fountain
- Auto irrigation
- 39" custom made *Forno Bravo* brick pizza oven from Italy
- Wrap-around deck with eastern views
- Concrete patio with rose-covered pergola (wired for electric)
- Native rock walls
- Audio speaker
- Exterior lighting
- Garden wall with streaming water fountain feature
- Sunken stone fire pit
- Built-in, stainless steel *Bar B Chef* charcoal grill with rotisserie attachment
- Trees and plants
  - Hosta garden

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- Oak
- Apple
- Roses
- Camellia
- Honeysuckle
- Nandina
- Laurel
- Aralia
- Yarrow
- Lavender
- Alyssum
- Ornamental grasses
- Gardenia
- Madrone

#### Infrastructure

- Water: Private, shared system (approx. 24 homes)
- Septic: Standard system
- TV: *Comcast*; wired throughout house
- Internet & Phone: *Comcast*; hookups in many rooms
- Electric: *PG&E*
- Natural gas
- Integrated audio: 1 system for living room, kitchen, and master bedroom; 1 system for downstairs

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#### Personal Property Included In Sale

- Fireplace screens
- Refrigerator in kitchen
- Washer and dryer
- Chandelier in dining room
- Audio speakers for main level system
- Firewood, racks and covers
- Gardening and yard care equipment

#### Not Included In Sale

- Mini refrigerator in downstairs utility room
- Refrigerator in garage
- All outdoor furniture located on upper decks
- One umbrella
- 3 pot wall planter

#### Negotiable Personal Property

- Flat screen TV and media components in master bedroom
- Outdoor furniture located on lower patio, deck and under pergola
- All potted plants



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