

# 10 Gardiner Court, Orinda

## SPECIAL FEATURES AND UPDATES

### ENTRY

- Sconces and Chandelier
- Travertine Floors and Staircase
- Entry and Stairwell Recently Painted

### LIVING ROOM

- Gas Lit Fireplace
- Dual Pane Door to Outside Patio
- Solar-Coated Dual Pane Windows
- Travertine Floors
- Sconces and recessed lighting

### DINING ROOM

- Sconces, Chandelier and Track Lighting
- 2 Buffets (Travertine Tops) with Mirrors
- Dual Pane Double Doors to Outside Patio
- Travertine Floors
- Chandelier over Table Not Included \*

### MUSIC ROOM

- Recessed lighting
- Bar Area
- Travertine Floors
- Dual Pane Double Doors to Front Yard Patio

### ONE-HALF BATHROOM

- Travertine-Topped Sink
- Travertine Floor

### KITCHEN

- Waterfall Quartz Counter Island with Wolfe cooktop
- Limestone Backsplash (Should Be Sealed Annually)
- Large Eat-In Kitchen
- Satin Pickled Cherry Cabinets
- Wolfe Double Ovens
- Wolfe Warming Oven
- Venthood Exhaust Hood
- Two FisherPaykel Dishwashers
- Subzero Refrigerator with Two Freezer Drawers
- Recessed LED Lighting
- Numerous Skylights
- Travertine Floors
- Recently Painted

### FAMILY ROOM

- Built-In Storage Cabinet
- Recessed LED Lighting
- Dual Pane Double Doors - Welcoming You to Firepit, Outside Patio and Front Yard

### MASTER BEDROOM

- Gas Lit Fireplace
- Large Walk-In Closet with Built-In Safe
- Tray Ceiling with Indirect Lighting (Remote Controlled)
- Built-In Dresser with Quartzsite Top
- Dual Pane Double Doors to Outside Patio
- Wood Floors (New)
- Recently Painted

### MASTER BATHROOM (REMODELED)

- Quartzsite Shower
- Italian Fixtures
- Radiant Heated Floor with Programable Temperature Sensor (+ Backup sensor)
- Free-Standing Quartz Bathtub
- Separate W.C.
- Tile Flooring
- Recently Painted

### BEDROOM 2

- Tray Ceiling with Indirect Lighting
- Dual Pane Windows
- Dual Pane Double Doors to Outside Patio
- Wood Floors (New)
- Recently Painted

### 'JACK N' JILL' BATHROOM

- Quartz Countertop with Double Sinks
- Shower with Jacuzzi Tub
- Travertine Floor
- Recently Painted

### BEDROOM 3

- Tray Ceiling with Indirect Lighting
- Dual Pane Windows and Dual Pane Double Doors to Outside Patio
- Wood Floors (New)
- Recently Painted

### BEDROOM 4 WITH EN-SUITE

- Dual Pane Double Doors to Outside Patio
- Wood Floors (New)
- Bed and Bath Recently Painted
- Quartz Sink Countertop
- Travertine Floor
- Shower

### LAUNDRY ROOM

- Sink
- Clothes-Folding Countertop
- Tile floor
- Recently Painted
- Washer and Dryer Not Included \*

### BEDROOM 5 WITH EN-SUITE (MAIN LEVEL)

- Carpeted
- Dual Pane Double Doors to Outside Patio
- Shower
- Dual Pane Windows
- Tile Floor in Bath

### MEDIA ROOM/OFFICE (MAIN LEVEL)

- Floor to Ceiling Built-In Bookcase
- State of the Art Projection System and Screen (104" x 45")
- Private Entrance - Possible In-Law or Au Pair Unit
- Travertine Floors
- Surround Sound System Not Included \*

### WINE ROOM

- Approximately 2,000 Bottle Capacity
- Thermostatically Controlled Cooling System

### YARD AND OUT OF DOORS

- Courtyard Entrance to Home
- Firepit In Courtyard
- Three Fountains Throughout Property (Can Be Remotely Operated)
- Beautiful Landscaping: Drip Watering System on Plants, Spray Watering System on Yard
- Steps Are Lighted
- All Outside Lighting Has 24V Transformers
- Far Yard is California Native Plants with Removable Deer-Fencing
- Bench in Front Yard Not Included \*

### OUTDOOR KITCHEN

- Built-In Barbeque Grill
- Granite Countertop
- Bosch Dishwasher
- Sink
- Refrigerator
- Two Radiant Gas-Fired Heaters

### THREE CAR GARAGE PARKING

- One 2-Car Garage (Cell Phone-Controlled Capability), + One 1-Car Garage
- Intercom in 2-Car Garage
- Wine Room off of 1-Car Garage

### OTHER INFORMATION AND AMENITIES

- Tiled Roof
- Exterior is EIFS Stucco
- Slab Foundation, with some Crawlspace Areas
- Approximately 150 Piers Drilled to Bedrock for Home and Patio Stability
- Property Engineered to Prevent Erosion
- Possible Future Infinity Pool Site with Changing Room, Shower and W.C. (Plumbed and in Developmental Stage)
- Possible Elevator Installation Site from Garage to Media Room Wing of Home
- Superior Insulation Throughout Home
- Intercom System Throughout Home
- Three-Zone HVAC Systems (Main Floor, Bedroom Level, Media Wing)
- Security System on all Windows and Doors plus camera and motion detection
- Two Recirculating Hot Water Tanks, In-Series
- Thermopane Glass Throughout Home
- Wildlife Easement Runs with the Property to lower Road – No Permanent Structure Can Be Built
- Possible Vineyard Land

### HOMEOWNERS ASSOCIATION INFORMATION

- Orinda Highlands Homeowners Association (\$180 Monthly)
- Wildlife Path Maintenance Fee (\$20 Annually)

### SHOWING INFORMATION:

Two Hours Notification for All Showings Please

**\*NOT INCLUDED WITH PROPERTY**