

Amenities: 197 Kingsbury Circle

- Windows - double paned glass, replaced in the last 5 years
- Glass Sliders - new in Great Room wood, Dining Room sliders all new glass 2 years ago
- Front Pella Storm Door w/ removal glass for screen panel in summer
- Heated entry sidewalk
- Heated upper deck - Heatizon installed 1999 with automatic sensor
- Surface of upper deck rubberized material installed 1999 and resurfaced 2003
- Heated roof on the L of the garage and 1/3 of the way up the roof above garage - Heatizon 1999 and 2004 total cost \$30,000
- Fireplaces - (2) living room and great room: both gas logs, great room has heater with blower
- Ceiling fan and light - great room
- Bose Stereo surround sound in all rooms upper floor
- Security System - Burgarello: connected to fire and police 24/7
- Dumb Waiter elevator
- Shut off valve for all water to the home located in the garage + drain
- Sink in garage
- Oversize water heater installed approximately 2000
- Jacuzzi - main bath
- 2 ½ baths - one tub, two walk in showers with tile and granite
- Kitchen - redone in 1999, granite counters, pantry/butler area, two sinks-stainless steel, two garbage disposals, under-counter outlets on island
- Motion detector exterior lights at garage doors installed - 2003
- Exterior lighting all corners of home

- Sprinkler system – entire front yard
- Garage – 3-car with two openers: 720 sq. feet
- Dog Deck with water access, fenced dog run
- Storage under home with outside entry
- Carpeting installed in entire home 2003 – Berber synthetic by Mohawk
- Dual entry key locks on all doors
- Tile/carpet/granite/marble/carpet/wood/bamboo floor surface in all rooms
- Window treatment-entire home wood-shutters
- Cupola in dining room
- Rheostats on most lights
- Brass chandelier in dining room
- Exterior GFI's every side
- Ambience lighting throughout
- Full bar with sink, wine storage, granite standing bar
- Main shower 4 station GROEHE brass fixtures
- TOTO toilets in all 3 baths – new
- Tremendous storage throughout
- House painted 2003
- New roof on the upper side of the front of home – 2004
- Freeze back occurrence 2004/repaired and inspected August 2004 by Yonker Construction
- Heat tapes on back deck roof, front near sidewalk, upper front gutter
- Paver driveway
- Trek front entry – 2002
- Forest service land to the right, no-build behind property

- New sprinkler system installed by the new owners of the old Ekland property behind and next to Bowmans - 2004 to protect the forest behind
- Received from TRPA and Fires Marshall approval to remove 8 trees on the lot 9-7-2004 working with Ron Mitchell regarding this matter