
1651 El Nido, Diablo

LIST OF IMPROVEMENTS/RENOVATIONS

INTERIOR RENOVATIONS HIGHLIGHTS

- Full primary bedroom remodel
- Kitchen remodel
- Full remodel of all bathrooms
 - Floating cabinets
 - DXV toilets & fixtures
 - Primary bath w/ heated floors & fan
- New wood floors
- Carpeting with Tempur-Pedic padding
- Lighting & plumbing fixtures throughout
- Wireless enabled:
 - Dual zone heating/cooling
 - Garage door
 - Front door
 - Family room fan/lighting
 - Nest thermostats and CO2 monitors
- ADT alarm with glass-break technology
- Drywall retexture throughout
- Electrical and plumbing upgrades

EXTERIOR RENOVATION HIGHLIGHTS

- French drains
- Perimeter wall insulation
- Subfloor insulation
- High-efficiency argon gas filled windows
- Custom steel front door w/ mahogany wood wrap
- 1,200 Sq. Ft. Grade "A" clear Redwood deck (no wood knots)
- Auto-locking metal garage door w/ side-mount motor and battery backup
- Standing seam metal roof w/ high-heat insulation barrier (Therma-Sheet energy upgrade)
 - Custom pressed steel gutters/downspouts with French drain tie in
- Corrugated exterior metal siding
- New paint
- Custom fabricated front awning and exterior light fixtures
- New landscaping & retaining wall



MJ M.J.
ST. JEAN

925.984.6466 | mj.stjean@compass.com
mjstjean.com | DRE 01440057

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WHAT THE OWNERS LOVE

THINGS I LOVE ABOUT THE HOUSE:

- As soon as you walk in the door, you are connected to the backyard scenery and nature. The windows are the centerpiece of this home.
- A private backyard is nice and an elevated lot, so that it provides some privacy, but still allows you to see the goings on outside.
- Big rooms, that not only fit furniture, but have room to live in them.
- The guest space is a bit separate, which is nice for family to have their own place to retreat.
- The proximity to the country club and post office is wonderful for events, swimming at the pool, etc.
- There's a nice flow for entertaining. It allows people to congregate in the kitchen while you cook (which is where people always end up!), people can sit in the family and living rooms and still see one another or easily move to the common outdoor area. It's also wonderful to be able to have a "grown up" table in the living room and a child table in the family room, but still be able to keep an eye on them.
- It's unique look. There's not another house in Diablo like it and folks know exactly where you live when you meet each other.
- And the most important part is this...you can have the best home, but if you don't have great neighbors, it can rob the joy of the home. We have FABULOUS neighbors; truly quality people. Both the direct neighbors and the broader community, have been incredibly delightful to interact with. We realized early on that we did not just buy a home, we bought into a community.

THINGS I LOVE ABOUT DIABLO:

- The incredible sense of neighborhood and connectedness.
- There are so many small activity groups and interests, in addition to the club.
- There has been a great influx of younger families in recent years, making it a delightful mix of those with history and roots and those that are creating that same thing.
- People are active around here and it encourages that in your own family – cyclists, hikers, walkers, kids on scooters, golfing, swimming, tennis...
- The lending library is a wonderful destination for walks with children and has been a cherished part of our time here.
- The post office – it is always decorated for the holiday/season, has treats for the children, events for the community and the staff are like friends.
- People still wave hello as they walk or drive by. There's a true sense of community here.