

968 Dusty Stone Loop, Rocklin 95765

Home Sale Upgrades + Helpful Information - Direct from Seller

Upgrades	Cost
Construction upgrades - not in sales price	$69,852.00
EV charging station	$1,756.00
Garage Ceiling Shelving 24" x 48" (3)	$193.04
Garage Ceiling Shelving 24" x 96"	$171.00
Garage Door Insulation	$212.29
In-ceiling Speakers - center (1) / loft	$330.00
In-ceiling Speakers - side (2) / loft	$493.24
In-ceiling Speakers (4) / Great Room	$1,320.00
Japanese Maple (Back Yard)	$558.38
Landscape Back Yard	$41,400.00
Landscape Front Yard	$11,295.00
Landscape Path Lights, Spotlight Addition	$605.57
Lighting Addition Installation Labor	$150.00
Patio Sconce Light #1	$201.62
Patio Sconce Light #2	$223.07
Solar 16-Panel addition (5.12 kw, for total 8.96 kw) *- 28 SOLAR PANELS total***	$14,958.05
Tesla PowerWall - 2 (2)	$28,129.00
Water Hammer Arrestors	$48.26
Water Heater Expansion Tank	$45.05
(Part 1 of 2) **Subtotal:**	**$171,941.57**

968 Dusty Stone Lp, Rocklin 95765 • 4-5 BD (5th room is a gorgeous office space with full bath) • Predominantly single-level living • **3681 sqft • 5 Full Baths • 0.2096ac*** (pools at The Ranch House .6mi away) • JMC Home 2018 • The Bluffs at Whitney Ranch • MLS #226108540**www.GreatRocklinHome.com**

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968 Dusty Stone Loop Rocklin - Upgrade Costs from Seller-1

Ceiling Fan - Great Room (2)	$957.62
Ceiling Fan - Master Bedroom	$821.65
Door Window Treatment	$376.40
Drapes Master Bedroom - Hardware, rods	$1,531.95
Drapes Master Bedroom - Thai Silk 2-fold french-pleat	$10,373.49
Lighting - "Audra Grande" (Kitchen Island Hanging) (2)	$931.60
Lighting - "Calligraphy LED" (Informal Dining)	$890.00
Lighting - "Muse" (Dining Room)	$4,608.00
Lighting - "Utopia Banded Pendant" (Study)	$1,329.00
Lighting -"Magic Garden" (Entry)	$486.75
Master Bedroom Designer Closet	$7,635.14
Roman Shades - Bedroom 3	$1,037.87
Roman Shades - Media Room (Bedroom 2) (2)	$1,026.62
Window Treatment	$18,698.62
Showerhead Upgrade (3)	
Bidet - Brondell	
Bidet - Master (Toto)	
(Part 2) **Subtotal:**	**$50,704.71**
Grand Total *(Part 1 + 2):*	**$222,646.28**

- Any typos on text or figures are unintentional for this entire document. Buyer to verify.
- Property has been pre-opened escrow with Chicago Title. Preliminary report and Natural Hazard Disclosure (Property ID) available. *Also contained in the QR code for reports available**

HOA, Power, Roof, and Solar

Utilities + HOA		Website	Related Party	Extra Notes
HOA	*The Ranch House - pools, clubhouse, gym, trails, fitness classes, ballroom, and much more*	https://whitneyranch.connectresident.com/	FirstService Residential Connect	The Ranch House is only .6mi from the house - so don't worry about a pool, when you have a resort like set-up just a short-distance from the property. Let the pool maintenance be someone else's chore.
Roof		https://app-glide.homeplatform.com/share/6qp9tlEui2t9Y0vKGFnHyt/	Triark Roofing	Link will take you to roof report and repairs receipt
PG&E (gas and electric)		https://www.pge.com/en.html		Seller has a winter cycle and summer cycle of PG&E bills.
Solar		https://enphase.com/homeowners		Seller also has solar production for Summer 2025, Summer 2026, YTD for 2025 and 2026, and lifetime item production (2019-2026).

Scan for Website & Photos

Video Tour with Drone Views (YouTube)

3D / 360° Virtual Tour (Zillow)

Link to View All Available Documents & Reports (Roof, Solar, Prelim, NHD)

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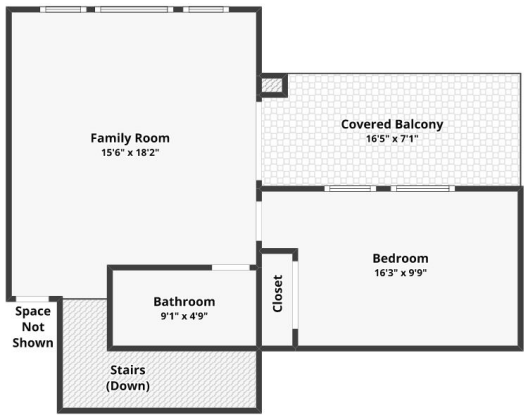
FLOOR 1



FLOOR 2

Floor plans are for informational purposes only and not for construction or design use. Measurements are approximate, and square footage may include finished and unfinished areas.