



4006 Emerald Downs Drive Yorba Linda

SPECIAL FEATURES & AMENITIES

Kitchen

- Incandescent recessed lighting replaced with LED lamps with dimmers
- Carrival granite countertops with double ogee edge
- Rough/tumbled Travertine Floors
- Extensive kitchen cabinetry refinished
- Custom built range hood
- Custom built gift-wrapping station (over kitchen desk)
- Rollout drawers in pantry and various cabinets
- Remote controlled motorized sun screens on exit/entry doors to/from the terrace
- Trash Compactor
- Warming Drawer

Family Room

- Recessed LED lights with dimmers
- Ceiling fan with light
- Crown molding
- All windows cased in wood
- Remote controlled motorized sun screens on all windows
- Custom-built mirrored bar with rollout drawers

Master Bedroom

- Custom-built king-size platform bed with built-in (surrounding) drawers, bookshelves, cabinets and lighting
- Custom built-in chest of drawers and dressing table/desk

- Shutters on windows
- Fabrica carpet
- Ceiling fan with lighting kit

Master Bathroom

- Incandescent recessed lighting replaced with LED lamps with dimmers
- Dark Emperador marble on raised vanities and Jacuzzi tub
- Designer chandelier over Jacuzzi tub
- Tumbled marble on floors and shower
- Custom closet organizers in walk-in closet (by California Closets)
- Rollout drawers in raised vanities
- Toto Comfort seat toilet

Living Room

- Elevator with custom carpeting
- Custom sculptured carpet
- All windows cased in wood
- Crown molding
- Programmable, motorized Hunter-Douglas Silhouette shades on windows
- Designer ceiling light
- Recessed LED lights with dimmers



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SPECIAL FEATURES & AMENITIES (continued)

Study/Library

- Custom built – desks, drawers, bookshelves, cabinets
- Programmable, motorized shades on windows
- Sculptured custom carpet
- Recessed LED lights with dimmers
- Ceiling fan with lighting kit
- French entry doors

Dining Room

- Fabrica carpet with sculptured medallion (centered under chandelier)
- Custom wall paper in recessed niche
- Designer chandelier and sconces
- Customer stained overhead beams

Secondary Bedroom

- Wooden shutters on windows
- Recessed LED lights with dimmers
- Ceiling fan with lighting kit
- Custom closet organizers in walk-in closet (by California Closets)

Secondary Bathroom

- Light Emperador marble on raised dual vanity
- Tumbled marble on floors and shower
- Toto Comfort seat toilet
- Wooden shutters on windows

Laundry Room

- Incandescent recessed lighting replaced with LED lamps with dimmers
- Granite countertop
- Rollout drawers

Garage

- Hybrid polymer flooring throughout
- Custom cabinets, drawers, work station and shoe organizer (by California Closets)

Miscellaneous

- Schlage Connect front door lock and Wink Hub – allowing for remote access (through Smartphone)



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