

31 PLUMERIA, IRVINE, CA 92620 - Special Features and Upgrades

ENTIRE HOUSE

NEWER External House Painting Aug. 2018
NEW Carpeting in bedrooms
Plantation Shutters
Double pane windows
Crown Molding
High Ceilings
Central Vacuum Through Out
2 A/C Units
2 Thermostats
Honeywell Entire House Air Cleaner
Surround Sounds System with speakers throughout the house and outside patio
Alarm system
Wired for Internet
Toilets - All TOTO except for the Kohler in the guest Powder Room
Plantation Shutters Throughout

ENTRANCE

Front Gate- Double Door Antique South American Wood Gate
Unique Fully Enclosed Courtyard with front & side gates. Complete Privacy from Street
Customized pavement with slate tiles accents
Double Door Entry

LIVING ROOM

Travertine tile with marble in lay flooring
Custom wood fireplace mantel with travertine tile surround
Recessed lighting throughout

DINING ROOM

New Chandelier
French Doors

POWDER ROOM

NEW LED Light
High End Kohler toilet

NEW 4th BEDROOM

NEWLY Painted walls inside and out
NEW closet with mirrored wardrobe doors

3rd BEDROOM

Mirrored wardrobe doors

POSSIBLE IN LAW/GUEST SUITE/SECOND MASTER:

Has a large drawing room off the bedroom
Very tall closet
Ensuite bathroom
Spacious, light and bright

LINEN CLOSET

NEW Painted cabinets

MASTER BEDROOM

Spacious

French doors open to private backyard

MASTER BATHROOM

NEWLY painted walls

NEWLY painted cabinets

NEW Quartz Shower walls

NEW Shower tile flooring

NEW Frameless Glass Shower Door

NEW Showerhead

NEW Quartz Sink Countertop

NEW Subway Tile Backsplash with NEW Chrome trimming

NEW Quartz Bathtub Countertop

Jacuzzi Bathtub

MASTER CLOSET

HIS & HER custom walk-in closet organizer by California Closet

Tall Mirrored wardrobe doors

HALLWAY BATHROOM (JACK & JILL BATHROOM)

NEWLY Painted walls

NEWLY Painted cabinets

NEW Quartz Sink Countertop with Chrome trimming

NEW Subway Tile Backsplash

NEW LED Lighting

NEW Frameless Glass Shower Door

BACK BATHROOM

NEWLY Painted cabinets

NEWLY Painted walls

NEW Subway Tile Backsplash and wall with Chrome trimming

NEWER Sink

NEW LED Lighting

HALLWAY CABINET

NEWLY Painted cabinets

UTILITY/LAUNDRY ROOM

Deep Sink

Cabinets

Adjustable Wire Shelving

KITCHEN

Granite Countertop

Undercabinet lights

NEWLY painted Cabinets & Island

Pull-out drawers in cabinets

NEW Stainless Steel Sink with NEW pull-out faucet and NEW Soap Dispenser
NEW Stainless Steel Frigidaire Gas Cooktop
NEW Stainless Steel panels for Subzero Fridge
NEWER Bosch Dishwasher
NEWER Jenn Air Double Oven With Wide Shelves
NEWER Jenn Air Steam Convection Oven
Stainless Steel KitchenAid Trash Compactor

FAMILY ROOM

NEWLY painted wall
NEWLY painted cabinets and shelves
Pull-out Shelves
NEWLY painted brick mantel
TV Hookup above the fireplace with NEW electrical outlet
Entire House Surround System
French Doors with Retractable Screen Doors

GARAGE

Recirculating Pump
Water Heater Overflow Tank
Epoxy Flooring
Entire House Central Vacuum
Built-in Cabinets
Hanging Wire Rack

BACKYARD (Was featured in Sunset Magazine)

Low Maintenance Customized pavement with Slate Tile Accents
3 Water Fountains (Hand Made in Crete)
Drip watering system
Landscape Lighting system
Fruit Trees (Guava and Fig Trees)
Patio Covering
NEW Built-in BBQ
Grill Rotisserie
30" South American Gaucho Grill
Built-in Sink
Slate Tile Counter

DRIVEWAY

Customized Pavement with slate tile accent

MESHED RAIN GUTTER COVERS throughout the house

Low Mello Roos Taxes of \$2,364 will expire by 2021. \$684.69 expires in 2020 and the other 1,679.56 will expire in 2021.