

Why We Love ... 27046 Springcreek Drive

Features and Upgrades:

- Top of the line dual pane / "Low e" / vinyl windows filled with argon throughout, which include a one-time transferrable (to the new owner) 5 year continuation of our lifetime warranty on parts and labor. They are only 5 years old and have made the house so much more comfortable – keeping heat out when the weather is hot, and keeping the heat in when it is cold out. The master bedroom window is extra thick glass to reduce any street noise and does that admirably – try opening it, you'll see it's really heavy!
- Complete copper repipe from the meter, including a tankless water heater so you will never run out of hot water and your gas bill is much lower. Plus no tank "sounds", never
- An oversized custom-design paver driveway and stone-look retaining wall
- Freshly painted inside and out in a neutral palette. Outdoor - only wood painted
- New carpet inside with new padding
- New lighting in bathrooms and dining, upgraded – plenty of light in kitchen
- Gas line run to garage for a gas dryer (far less operating expense than electric)
- House is connected to FiOS – the fastest, symmetric (same upload speeds as downloads, which is really important if you produce content, and even with just Facebook etc, isn't everyone) residential speeds available ... and Frontier is no longer installing new lines
- Professionally installed sprinkler system with Rainbird digital timer (super easy to set), all new valves, and all lines / sprinkler heads checked / repaired and/or adjusted

Interior:

- Very open layout with great flow between the entry, dining / living area, and kitchen
- Great for family time or entertaining
- The front entry greets you with a view of all these areas but the kitchen, and you can see the backyard through the nearly continuous wall of glass at the back of the dining / living area
- French Doors lead to the tiles patio
- Plenty of natural light in every room make the home welcoming and comfortable
- Master bedroom at opposite end of the house from the other bedrooms and the 2nd bathroom. Let's Mom and Dad watch all the great TV now available or a movie without disturbing soundly sleeping kids or guests
- Plenty of storage in the linen cabinet between the two bedrooms at the opposite end of the house from the master bedroom

Location:

- Springcreek is a great street in a great location because ...
- There are wonderful people in the neighborhood, whether you meet them through taking a walk, your kids' school, or other ways they care. There is a mix of young families, ones with high school and college kids and older residents – just like a small town
- Grocery shopping is convenient: Pavilions is under a mile away, some people walk to get their exercise. Its shopping center was just updated with many small shops, and has a drug store, a number of restaurants, and an Orchard Supply Hardware (OSH) just

opened. Ralphs at Crest is about a five to seven minutes drive. At the end of Hawthorne (i.e., at PVDW, no traffic except at rush hour) there is a Trader Joe's.

- Recreation and Entertainment:
 - o The Promenade on the Peninsula (also known as the PV Mall) is just past Pavilions – movies, an ice skating rink, plenty of shops and restaurants. Great for adults, and also for teens to wander safely.
 - o If you prefer the outdoors, the Portuguese Bend Nature Preserve is only a few minutes drive away and offers a place you can step into nature, enjoy views of the west and south sides of the hill, and of Catalina Island on clear days
- Schools:
 - o The top two PVPUSD elementary schools are really close by: Cornerstone at Pedregal is about two blocks away – contact the district for details if you want to send your kids as it is district-wide & lottery only. Montemalaga is just under a mile away, & could be a healthful daily walk for Mom and one or more kids
 - o Ridgecrest Intermediate is about a mile and a half away on the opposite side of Hawthorne
 - o Peninsula High, one of the top-ranked high schools in the state, is about a quarter mile past the Pavilions – a very high proportion of the students walk
- Weather: right at 1,100 feet above sea level, you are more often than not above the fog, especially the “June gloom” (heavy overcast skies) that blanket much of the beach cities below in late May and much of June. Just over a mile from the ocean (as the crow flies) cool breezes moderate the heat most of the time. At this elevation the air is also cleaner than below – you can see that any Santa Ana day commuting down Hawthorne

Backyard:

- Very private yard: we've seen neighbors above the slope maybe half a dozen times in a little over 20 years
- Large yard size for the neighborhood
- Large tiled patio area in center of the yard – enter from the French Doors inside – is great for family BBQs or any sized party
- Kids can play basketball, ping pong, or other sports (that don't break all the windows) on the tiled area
- A number of palms and other decorative plants are visible from the inside through all the glass in the back wall
- A dwarf Meyer lemon tree is in the corner, it is nearing 15 years old and bears fruit
- Large round stepping stones lead from the side yard gate to the patio – never step on wet grass or dirt
- Other trees and vegetation can be seen up the open slope
- The grass area is big enough for a tetherball pole, to kick a soccer ball, or put up a pitching net ... or just relax in a hammock
- From about halfway up the upper slope (beyond the existing steps) there is a view of the ocean and some city lights – you could build a deck and steps and enjoy the views!

- If you are from the PV area, you know that during the day seeing multiple kinds of hawks are not uncommon through the year. At night we can hear owls, and even seen them on occasion

Front Yard / Driveway / Garage:

- The oversized paver driveway will easily allow you to park three cars for daily use
- It can also be used as a mostly level entertainment area, whether for a bouncy house, seating for an overflowing party – see the patio description – or whatever you can imagine
- The plants in front are mostly drought tolerant and very low maintenance – “green”få and low water consumption
- The two car garage is extra-sized in two directions: Two foot deep shelves can be fit at the end (where the front of your cars would be) and about five of extra space on the right allow lots more storage and still fit a laundry machine pair next to the traditional, large and deep laundry sink. It’s great for Dad’s cleanup from those weekend projects. Even with all that a medium SUV or full-sized minivan fit with ease, or two of them!

Disclosures:

- House is listed “AS-IS”: seller will not repair / adjust price / correct buyer’s findings
- Full termite inspection and treatment has just been performed
- Furnace is not functioning. Heating system insulation should be checked as it may be asbestos. We can provide the name of a licensed abatement company that works at incredibly reasonable rates
- Electrical system is dated and not fully grounded – buyer to check / confirm / correct
- Kitchen window above the sink is the only one not replaced
- Stucco not painted – color is part of the stucco
- One sprinkler valve tested fine and was not replaced, all others brand new