

# Improvements

## **General Property Features:**

- Located in a phenomenal school district.
- Close to parks, hiking trails, and major roads including 15, 91, and Foothill Expressway.
- 5 bedrooms and 3 full bathrooms.
- \$100,000 in enhancements including kitchen upgrades, creating 2 additional bedrooms, and backyard improvements.

## **Kitchen:**

- Upgraded with beautiful luxury features.
- Large island and open concept floor plan.
- Custom cabinets including pull-out cabinets and soft-close features.
- Upgraded countertops.
- Large pantry.
- High-end Samsung appliances including refrigerator and wine fridge.
- Deep, custom sink.

## **Living Areas:**

- Formal living room.
- Formal dining room.
- Family room with a fireplace.
- Luxury laminate flooring.
- Crown molding throughout.

## **Bedrooms and Bathrooms:**

- Downstairs bedroom with an upgraded full bath.
- Jack and Jill bathroom.
- Newly upgraded bathrooms.
- Walk-in closet in the primary bedroom.

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## **Outdoor Features:**

- Gated community.
- Patio with cover across the house.
- Outdoor fan, barbecue, and included table.
- Retaining wall.
- A variety of fruit trees: pomegranate, pear, peach, nectarine, avocado, dragon fruit, apricot, guava, lemon, orange, papaya.

## **Additional Features:**

- Laundry room located upstairs
- Washer and dryer included in the purchase.
- Newer water heater.
- Newer HVAC system.