

6080 AVENIDA DE CASTILLO DISTINCTIVE FEATURES Over \$400k in improvements since 2017

KITCHEN: approx. \$175K-2017 /2018-Complete gut/remodel/removed walls/ install post/beams/move gas & water. All work permitted & designed by licensed CA contractor & architectural engineer. Omega cabinets-subzero refrigerator-Thermador dual 36" range. Thermador dishwasher & built-in microwave with warming drawer-Uline wine refrigerator-solid quartz/Cambria countertops with custom backsplash-undercabinet lighting/electrical-separate electrical sub panel dedicated to kitchen-insta hot- water high end cabinet hardware/handles-stainless steel sink & designer recessed lighting. Built in Thermador oven with warming drawer.

DEN: 2020 Milgard slider door panel/system-built in bookshelves

GUEST BATH: 2017&2018 complete gut/remodel-high volume Toto toilet Omega cabinets-solid granite counters-high end sink/hardware & custom faux finished air vent /cover/plate.

LIVING ROOM: Custom stacked stone fireplace face-solid stone hearth. All Window casements & stairs painted white.

DINING ROOM: Designer light fixture

LAUNDRY ROOM: Custom cabinets by California Closets.

GARAGE: Wall to wall custom/finished cabinets by California Closets-Epoxy floor- recessed lighting-complete drywall/paint/finish-Finished attic with ladder & lighting.

UPSTAIRS GUEST BATH: Gut/remodel 2017 & 2018-designer vanity-solid countertop-walk in shower with custom tile/stone-designer bath/shower fixtures Custom glass shower door by Blizzard Shower Doors-Toto toilet & designer wall mounted light fixture.

MASTER BATH: Newly remodeled Master Bath with a soaking tub, a huge glass enclosed shower

UPSTAIRS OFFICE/OR 3rd Bedroom: Wall enclosed to create true 3rd bedroom. Designer ceiling fan-custom built in cabinets & additional attic access.

PATIO: Complete remodel 2019 -full custom designed/built patio with solid roof/wall/posts/beams-designed by licensed EK Construction/architectural engineer-recessed lighting/separate dimmer controls-recessed Sones speakers-high volume recessed electric heater-complete IPE back wall-large solid granite counters-36" gas Twin Eagles BBQ with separate gas line to service-Twin Eagles dual trash pull out/access doors/3 drawer stainless steel system-dedicated subpanel for backyard patio system-Hoshizaki ice maker & refrigerator-custom ceramic tile facing/detail-additional electrical/phone charging outlets added-T&G ceiling-- under -counter lighting-designer wall mounted light fixtures-tile floor on patio deck-custom designed/built in natural gas fireplace with dedicated gas line-IPE wood seating, automatic water system & landscape lighting.

MISCELLANEOUS: Home completely re-piped copper (2017 & 2018)- new main line-solid Acacia hardwood floor downstairs-ALL windows/slider doors replaced, upstairs windows have Hunter Douglass automatic roller shades-complete hardwired Araknis/Orbee internet throughout for constant/uninterrupted internet service (\$8,000)-designer ceiling fans-newer wrought iron front gates (2) with electronic security locks-11 channel/camera hard wired security system (Frontier is the provider for internet only)-Ring doorbell-rain gutters with screens- designer door hinges/hardware-wrought iron stair spindles-underground irrigation-All 3 fireplaces (including outside firepit) with cracked glass inserts- newer carpet (10/2021) in master and guest bedrooms. ADT home security system-complete exterior painted in 2019.