

# Features and Upgrades

## **2216 Bataan Rd. Unit A, Redondo Beach**

Built in 2022

1 block to Anderson Park, 3 blocks to Lincoln Elementary, 4 minutes from the 405 freeway, and just 2.5 miles to Downtown Manhattan Beach.

All bedrooms upstairs including 2 primary suites

Additional second level den

3 outdoor spaces including a private, south-facing backyard

Fireplaces (gas) in living room and primary suite

Soaking tub, dual vanities, and separate shower in primary suite

Wet bar with wine fridge

Wolf 6 burner gas range with hood

Bosch refrigerator

Kitchen pantry

Central heating and ready for AC to be added

Doorbird front door video system

5 camera security system

5 speaker sound system and music receiver

Epoxy garage floor with additional storage area and remotely controlled garage door convenient for deliveries when absent

Pre-wired for EV charger

Owned solar panels making electrical bills virtually zero

Tankless water heater

Automated irrigation system

Window treatments throughout with first level remote control and programming capability

**COMPASS**