

## **42925 Hillrise Rd. Sale Preparation**

### **PROPERTY FEATURES**

Lovingly designed and built by a local architect for his wife from New Mexico, this Santa Fe style gem is a fully custom, one-of-a-kind showstopper.

House is positioned to ensure mountain views from all windows, with views of both Mt. San Jacinto and Mt. San Geronio.

#### **Structures:**

- Main House
- Semi-attached Gym/Sauna
- Separate Casita/Workshop with 2 spaces:
  - Fully finished living space, great for a home office
  - Workshop with garage door, concrete flooring and a wood burning stove, great for a workshop or artist studio
- 2-Car Garage
- RV Garage
- ATV Garage
- Storage Building with attached Wood Shed
  
- Outdoor entertaining space with pergola and wood fireplace
- Fire pit (gas) with covered seating area

#### **Main House:**

- 3 bed, 3 full bath
  - Master bedroom with fireplace
  - All 3 showers newly renovated
- Living room (currently used as a home theatre)
- Family room with wood-burning stove
- Dining room
- Recently renovated kitchen
- 2 wood-burning stoves and 1 wood fireplace
  - (Total of 3 wood-burning stoves on the property, 2 in main house 1 in workshop)
- Features hand-carved wood beams
- House can be divided into 2 wings via pocket door – each wing has its own HVAC and water heater (meaning main house features 2 water heaters and 2 HVAC units)

#### **Features:**

- Bocce ball court
- Home gym with durable foam flooring
- Two-person infrared sauna

- Outdoor spa with shower and bath tub
  - Orchard with mature fruit trees, including apricots, various plums, various pears, apples, persimmons and grapevines
  - Raised vegetable beds
  - Mature landscaping with desert plants, red manzanita trees, rosemary, lavender and more
  - Professionally installed ADT home security system
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## **UPDATES MADE**

New owner has spent nearly \$200,000 on a variety of updates and upgrades. These include:

Renovations done:

- Kitchen
  - New stainless steel appliances (refrigerator, dishwasher, 5-burner stove, oven, range hood)
  - Refinished cabinet exteriors, including paint and new hardware
  - All-new cabinet interiors (new custom drawers made by master woodworker / craftsman at <https://parafinish.com/>)
  - Created external venting from the hood vent (previous range hood did not have an external vent, so it wasn't doing anything)
  - Installed new gas hook-up to allow for gas stove (previously all electric)
- 2 Guest bedroom / 2 bathroom area:
  - Reconfigured the guest area by moving the location of doors / walls to allow for:
    - 1 private guest suite with its own bed, bath and walk-in closet
    - 1 guest bedroom with full bathroom across the hall
  - Converted a guest bath tub into a convenient walk-in shower
  - Added a large shower to powder room, making it a full bath:
    - Featuring hand-made artisan Italian tile from Sensio (\$14/tile)
      - <https://www.seniocer.it/en/>
  - New fixtures including toilets
- Master Shower
  - Complete demo and renovation of old shower. Newly customized walk-in shower is large and spacious, with a unique design that fits the home and is tile / grout free
- Theatre
  - Replaced carpet
- Windows

- New, high-efficiency windows installed in all 3 bedrooms + dining room + gym
- New front gate motor with backup battery power in case of electrical outages
- 1 new water heater (guest side of the house)
- Installed Tesla electric car charger (can be used for any other electric vehicle with an adapter)
- Installed new gym flooring
- Installed gas hookup for washer/dryer (previously only electric)
- Various new light fixtures and updated ceiling fans
- Roof: Various ongoing maintenance, repairs and refinishing, including regularly re-sealing the roof with high performance Silicone coating

Other notes:

- Option to keep Starlink Satellite
  - Current home internet is Starlink (satellite installed on RV garage roof). Fast and reliable. Starlink has been much better than the previous Frontier internet I had, which was the only other option.
  - Would be willing to leave the satellite itself and transfer the Starlink account to the new owner