📹 Location & Community Highlights (The Biggest Selling Points)

- **Premium Lot Placement:** Highly desirable unit situated in one of the most coveted spots within the Sierra Village community; features elevated hillside privacy, no street noise, excellent natural light, and peekaboo mountain views.
- **Exceptional Community Amenities:** Access to 2 pools, 2 hot tubs, and 2 pickleball courts (all recently resurfaced), along with a newly updated clubhouse and lush greenbelts with walking paths.
- **Incredible HOA Value:** Low HOA fees ($280/mo) with a rare, stable 15+ year history of no price increases.
- **Recent Community Upgrades:** Fresh exterior paint (under a year old) and newer community asphalt driveways completed within the last few years.
- **Prime Neighborhood Proximity:** Minutes away from Costco, Target, Azusa Pacific University, Citrus College, local parks, Azusa Greens Golf Course, the new downtown Orchard area, dining, entertainment, hiking, and the San Gabriel River bike trail.

🛠️ High-Value Remodel & Structural Upgrades (2014–2017)

- **Premium Millwork & Architectural Details:** Crown molding throughout the entire home, paired with upgraded 5.5” baseboards, matching trim on all doors/windows, and elegant window stool/apron detailing.
- **Complete Wall & Surface Modernization:** Whole-house smooth coated walls paired with premium laminate flooring throughout.
- **Structural Staircase Rebuild:** Reinforced stair treads, newer treads/risers with upgraded trim, and a completely rebuilt stair rail with a newel post anchored directly to the concrete floor.
- **Soundproofing:** Additional soundproofing insulation installed in the wall separating the two secondary bedrooms.
- **Airtight Energy Efficiency:** All ceiling penetrations (lighting, fans, registers, switches, and outlets) were meticulously caulked for air leakage, paired with airtight can lights.
- **HVAC Upgrades:** Deep-cleaned ductwork, updated AC registers, a customized AC air intake grill engineered for noise reduction, and a custom kitchen auxiliary AC adjustable cooling duct fan.
- **Modern Fixtures Throughout:** Updated faucets installed at all water sources across the entire home.

⚡ Smart Home, Advanced Security & EV-Ready Garage

- **Upgraded Electrical Infrastructure:** Meticulously updated electrical switches and 120V duplex outlets throughout the entire home, completed approximately 10 years ago with dedicated dimmable switching and three-way lighting configurations.
- **Smart Climate Control:** Nest smart thermostat system.
- **Advanced AV & Security Hub:** Custom airtight access panels in the downstairs coat closet providing centralized access to attic AV/alarm cabling. Pre-wired for future alarm panels at the rear door, closet, and main living/dining room control station.

- **Hardwired Perimeter Security:** Hardwired magnet security switches installed on all front windows, front/back doors, and the upstairs primary bedroom window, plus rough-in wiring for a garage door alarm.
- **Reinforced Home Entry:** High-security, steel-reinforced striker plates installed on both front and back doors.
- **Garage with Flexible Storage & EV Readiness:** 2-car attached garage featuring a bonus storage closet, a garage door slide bolt lock, and freestanding garage storage cabinets that will stay with the property; also comes completely pre-wired for a 240V electric car charging station.

🏠 Interior Comforts & Room-by-Room Features

- **Beautifully Updated Kitchen:** A highly inviting and modernized kitchen space, including a newer built-in dishwasher and a newer garbage disposal.
- **Cozy Living Space Area:** Features an electric fireplace beautifully framed by a classic full mantel surround, providing both elegant ambiance and efficient supplemental warmth.
- **Upgraded Bathrooms:** Upstairs hallway bathroom features dual sinks; all bathrooms throughout the home feature updated toilets and newer vanity mirrors.
- **Primary Bedroom Suite:** Features a spacious walk-in closet, a new wall-mount with 120V power/cable lines for seamless TV installation, and an updated built-in bookshelf with matching trim.
- **Upgraded Lighting & Climate:** Recessed lighting throughout the living room, hallway, stairwell, and kitchen, complemented by modern, elegant light fixtures, all of which are equipped with dimmers, plus individual ceiling fans with lights in every bedroom.
- **Upgraded Windows:** Dual-pane windows equipped with hiding, roll-away screens for unrestricted outdoor viewing.
- **Premium Window Coverings:** Custom blinds installed throughout the entire home.
- **Optimized Storage Closets:** Primary closet upgraded with re-supported heavy-duty clothes hanger rods and redone shelving. Secondary bedrooms feature rehung sliding doors with redone shelving/bracing. Hall closet shelving has been reinforced and modified to maximize storage space.
- **Refreshed Interior Doors:** All interior doors have been professionally rehung for perfect alignment.

🌳 Exterior & Outdoor Living

- **Premium Hardscaping:** High-end patio pavers creating a beautifully designed, low-maintenance outdoor living and entertainment space.
- **Upgraded Exterior Drainage:** New gutters, downspouts, and drain extensions installed in the outside front courtyard, paired with newer flexible caulking around the garden window.
- **Landscaped Garden:** Mature, producing mandarin orange tree alongside established herbs and succulents.
- **Updated Outdoor Lighting:** Replaced photocell system for the outside fence light.