

UPGRADES & CUSTOM FEATURES

6198 Cumberland Street | Chino, CA 91710

Thoughtful improvements, custom storage, technology, comfort, and outdoor functionality throughout.

INTERIOR & KITCHEN

- California Closets systems in all five bedrooms, the laundry room, garage, and custom loft workstation.
- Granite kitchen countertops, oversized island, premium stainless steel appliances, and custom pantry cabinetry.
- Separate wok kitchen outfitted with premium Wolf appliances, sink, ventilation, and additional refrigeration.
- Crown molding, plantation shutters, wood flooring, ceiling fans, and recessed lighting throughout key living and bedroom areas.
- Built-in Sonos audio system with wall- and ceiling-mounted speakers throughout the home.

COMFORT & TECHNOLOGY

- Central air conditioning complemented by five ductless mini-split systems for added zone control and comfort.
- Whole-house network cabling and Lorex security camera system.
- Water softener plus two drinking water filtration systems.
- Whole-house rain gutters and extensive interior lighting upgrades.
- Solar energy system with legacy net energy metering benefits, subject to existing solar agreement terms.

GARAGE & OUTDOOR

- Finished two-car garage with insulated walls, epoxy flooring, overhead storage racks, and its own mini-split A/C for flexible multipurpose use.
- Approximately 216 sq. ft. enclosed bonus room converted from the original California room; not included in the stated 2,785 sq. ft. living area.
- Extensive concrete hardscape and low-maintenance outdoor areas.
- Six backyard storage sheds, outdoor sink, mature fruit trees, and upgraded outdoor lighting.
- South-facing orientation.

PRIDE OF OWNERSHIP

A thoughtfully customized and well-maintained home with extensive storage, comfort, technology, and lifestyle improvements throughout.