**30816 Ganado Drive - Features Sheet**

Interior - Renovations/Special Features

* Custom glass dual entry doors
* Milgard dual-pane windows & sliding glass doors
* All interior doors – glass panel
* Travertine tile floor – ground floor, stairway & upper hallway
* Wrought iron railings
* Wet bar with beverage fridge & built-in cabinetry
* Solar panel system
* Custom drapery & wood shutters
* Granite countertops throughout
* Tankless water heater
* Central heat and air - Bryant
* Halo Water Filtration system
* Light fixtures, recessed lighting, dimmers

**Remodeled Kitchen**

* Custom cabinetry - doors & drawers self-closers, pantry
* Wolf stove (4-burners, griddle & grill) & vent with picturesque mural, Wolf built-in microwave & Sub-Zero fridge
* Granite countertops
* Double sink, KWC faucet, with bay window
* Franke water purifier

**Remodeled Bathrooms**

* Master - custom cabinetry (his & hers vanities), oversized shower, frameless glass door, cedar lined closets & organizers
* Other bathrooms have new vanities, countertops, tile flooring, fixtures & fittings

Exterior – Renovations/Special Features

* Hardscape, planters & landscaping
* Rear & side patio – travertine tile
* Entertainment patio with retaining walls
* Pool with waterfall feature - 2012
* Built-in outdoor kitchen with BBQ, burner, sink & storage
* Built-in firepit & arbor
* Stucco changed to smooth coat - 2019
* Fruit trees – plum, peach, apricot, tangerine & lemon
* Automatic sprinkler system
* Custom pavers - driveway & walkways
* Balcony – Trex deck with glass panel railings

Upgrades completed prior to listing on the market for sale:

* Freshly painted
* New carpet