31352 Ensemble list of included items and upgrades Depending upon offer submitted

ITEMS INCLUDED:

Pool brushes

Nets

Two umbrellas

Towel cabinet/back patio

Baja shelf edge furniture

Some potted plants

Refrigerator main house and ADU

Washer and Dryer in ADU

White garage storage cabinets, overhead garage racks

Murphy bed in den

EXCLUDED ITEMS:

All lawn ornaments and decorations

Large wicker patio set near pool

TV and electric fireplace in ADU

All furniture

Washer and dryer main house

UPGRADES:

Exterior: Extensive Gutter, 3 car garage with epoxy flooring, 4 car driveway, RV potential, freshly painted trim and fence, low maintenance yard, patio cover, large from porch, custom double gate on the side, lots of garage storage, 2 attic storage areas (one in the ADU and above the garage with attic ladder. Nicely landscaped front, back, and side yards.

Extensive concrete hardscaping creates multiple conversation seating areas, including a separate one for the ADU.
Box garden, multiple fruit trees (lemon, pomegranate, Apricot and Turkish fig.

Solar lease, separate AC units for main house and ADU. Reverse osmosis system for cold water kitchen sink. Room in the garage with ducted AC for a hair salon, office, pet grooming, bar, or other remote work and play options (plumbing and sink that could easily be converted to a laundry or bar sink).

Main House: 9" Ceilings throughout. Double oven, recently upgraded range hood and gas stove top. Huge kitchen island. Upgraded kitchen cabinets, granite, backsplash, desk area, large pantry, large fridge with icemaker is included. Lots of storage in the kitchen. Under cabinet lighting.

Upgraded water resistant LVP flooring. Tile in laundry room and 2nd bathroom. Luxury master bathroom with upgraded tile, custom shower, separate large soaking tube, custom cabinets and lighting. Access to spa and pool from master bathroom. Large picture window in master bath with view of beautiful flowering bougainvillea plants yet private due to block fence.

Plantation shutters and upgraded window coverings, upgraded lighting and fans throughout. Custom-made African mahogany desk and shelves in the den along with a barely used Murphy Bed, along with a sliding barn door for the option of privacy for overnight guests or an open den. Wide entry foyer with 8' doors and upgraded lighting. Large windows throughout and lots of light. Great views of the pool. Great views of the California Sunsets

from the kitchen window. Large laundry room with shelving. Large hallway linen cabinet. Large second full bathroom with double vanity. Upgraded doors and hardware. Gas fireplace with upgraded modern stone and gorgeous mantle. Large TV nook. No carpet. Lots of storage.

ADU: 9' ceilings, separate entry, separate outdoor seating area. Upgraded water resistant LVP flooring. Large full kitchen with custom soft-close cabinets, granite, large island, with pendant lighting, beautiful views of the sunset, lots of light, upgraded lighting throughout. Under-cabinet lighting in the kitchen. Barn sink and upgraded hardware. Upgraded doors and hardware. Huge great room, full kitchen and a half bathroom distinguish this from other ADU homes on the market. Huge bedroom with large walk-in closet. Large linen closet. Large vanity with dual sinks and make-up area, large tub and separate shower in the on-suite bathroom. Large laundry room with storage. Small office with a window for remote workers or a second closet.

sound barrier insulation added during construction of ADU on the two common walls with the main house

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Heated saltwater pool and jacuzzi with two waterfall features, large baja shelf that includes 2 Luxury Edge baja shelf chairs and cocktail table, 2 umbrella ports on baja shelf, 2 more umbrella ports on steps that run the entire width of one end of the pool. Upgraded pool lighting are color changing and recently replaced and serviced (1 in jacuzzi, 1 on baja shelf, 2 in the pool). Upgraded pool tile.

PLEASE CONTACT AGENTS FOR MORE INFORMATION