

Upgrades & Special Features

1144 Bellvine Trail
El Cajon, California 92019

INTERIOR / GENERAL

- Abundant Spanish tile flooring throughout (~2015).
- Dark / black-bronze flecked granite carried from the kitchen into baths and other custom surfaces.
- Molded Italian / Venetian-style plaster walls and plaster fireplace surrounds.
- Designer-finished / remodeled bathrooms (2024).
- Newer high-end, fire-resistant Milgard windows and sliding doors (2024).
- Kitchen remodel: refinished cabinetry, dark granite counters, shelving, custom Spanish mini-tile backsplash.
- Decorative pendant lighting package throughout.
- Bedroom adjoining the garage conversion with custom paneled walls and an exposed-header ceiling.
- Primary suite improvements with newer ceiling fan and contrasting ceiling headers.
- Resort-grade primary bath renovations completed.
- Remodeled hall bath with newly retiled shower stall (2024).

STRUCTURAL & MECHANICAL

- Newer central A/C system (2024).
- Zoned mini-split A/C in each bedroom (MBR ~2015; three additional bedrooms in 2016).
- Cost-saving solar: 18-panel leased system (\$160/mo, 20-year lease started 2016) plus 2 owned panels installed (March 2025).
- New attic insulation installed (2024).
- High-end specialty laundry units — non-vented set with encased dryer (2016).
- Septic system serviced regularly; new risers (2023); pumped, inspected, and conditionally certified (Oct. 2025).
- Water heater replaced (2023).
- Roof repaired and reconditioned (Oct. 2025); underlayment replaced (~2015).
- New rain gutters installed (2024).
- Exterior repainted (2023); white exterior walls repainted (Oct. 2025).
- Water-pressure regulator replaced (Oct. 2025).
- Upgraded electrical panel (2023).

GARAGES

- Permitted studio-like garage conversion, soundproofed for music/recording use.
- New shower enclosure added to garage conversion (2025).
- Luxury vinyl plank flooring.
- Soundproofed two-car garage with interlocking matting material.
- Workbench cutout and laundry sink in garage.
- Approx. 150 sq. ft. of additional garage attic storage.

EXTERIOR / GROUNDS

- Redesigned mature drought-tolerant front landscape with sculptural cacti groupings.
- Extra-wide paver driveway and walkways wrapping the home and pool areas.
- Fully finished front and rear yard spaces.
- Various areas of exterior wood trim, fascia, and eave boards treated, remediated, and replaced (Oct. 2025) — Top Notch Termite.
- New gray slate-like exterior tile work (2025).
- Custom stone and brick-patterned rear exterior siding.
- Solar landscape spotlights installed throughout.
- Eye-catching stone, brick, and wrought-iron fencing.
- Landscape retaining block walls and planter beds with flagstone tops.

OUTDOOR LIVING / ENTERTAINING

- Newly layered vinyl lap-style pool with new smart pump (2025).
- Completely replaced pool filtration system (Oct. 2025).
- Built-in outdoor BBQ station (new BBQ unit installed Oct. 2025).
- Custom-built outdoor fireplace.
- Expansive covered side patio with bar/serving counter and affixed privacy drapes.
- Structurally tied-in and covered rear patio with privacy drapes.
- Front patio/gathering zones with sweeping artificial turf sections.

ADDITIONAL NOTEWORTHY FEATURES

- Customized front entry and interior doors with embedded decorative glass.
- Private, low-maintenance setting with extensive hardscape.