

RANCHO FEATURES & BENEFITS

HOME CONSTRUCTION & STRUCTURAL FEATURES

1. Premium 2 x 6 Douglas Fir framing throughout, rather than conventional 2 x 4 construction, provides exceptional structural strength, superior durability, and long-lasting quality.
2. Premium heavy-duty roof sheathing features an integrated radiant barrier designed to reduce heat transfer and improve energy efficiency throughout the year. This advanced roofing feature helps maintain comfortable indoor temperatures while reducing heating and cooling costs in both summer and winter.
3. Enhanced insulation within the home's 2 x 6 exterior and interior walls provides a higher R-value for superior thermal efficiency and year-round comfort. Additional insulation in the ceilings and attic further reduces heat transfer, helping maintain comfortable indoor temperatures while significantly reducing heating and cooling costs throughout every season.
4. All exterior walls feature 5/8-inch structural sheathing, including the undersides of roof overhangs, providing enhanced structural strength, rigidity, and durability throughout the home.
5. The home features a premium roof ventilation system with O'Hagin vents seamlessly integrated into the roof tiles. These specially designed vents provide superior attic airflow while incorporating fire-resistant features for added protection, efficiency, and long-lasting performance.

INTERIOR FEATURES & FINISHES

6. Premium Milgard dual-pane windows throughout the home feature beautifully finished natural Douglas Fir interior sills and frames. Wide architectural wood casings surround each window, adding timeless elegance, warmth, and distinctive craftsmanship to every room.

7. All interior wall surfaces feature a custom-applied finish, creating a beautiful, uniform appearance that enhances the home's architectural character and reflects exceptional attention to detail throughout.
8. Impressive 8-foot-tall, solid-core interior doors throughout the home feature four heavy-duty hinges for added strength and stability, while providing excellent sound insulation and privacy. Elegant curved lever-style handles, rather than traditional round doorknobs, add a sophisticated architectural touch.
9. Vaulted ceilings throughout the home, excluding the bathrooms and closets, create a spacious, open feel. Elevated ceiling peaks add architectural interest and character to the living areas, while custom crown molding and baseboards provide an elegant, finished touch throughout.
10. All interior rooms feature energy-efficient, high-output recessed and flush-mount ceiling lighting, with convenient dimmer controls throughout for adjustable illumination, enhanced ambiance, and reduced energy consumption.
11. Custom-fitted natural travertine stone flooring is complemented by matching 3-inch travertine baseboards, creating a seamless, elegant finish and timeless architectural appeal throughout the home.
12. Central vacuum system features commercial-grade dual motors and conveniently located wall-mounted inlet valves throughout the home, providing powerful suction, efficient cleaning, and added convenience.

KITCHEN & BATHROOMS

13. Beautifully upgraded kitchen featuring stylish new 2026 quartz countertops, updated sinks and faucets, and a spacious butcher block center island. Under-cabinet lighting enhances both functionality and ambiance, creating an inviting and elegant kitchen space.
14. All bathrooms were upgraded in 2026 with new sink faucets and drains, along with premium one-piece Kohler toilets featuring soft-close seats. These modern improvements enhance comfort, functionality, and elegance throughout the home.

HEATING, COOLING & HOME SYSTEMS

15. Two new 2026 Rheem high-efficiency, 40-gallon water heaters operate in two independently served hot water zones, providing efficient, reliable hot water distribution throughout the home. This dual-zone system enhances convenience and performance while offering the potential to reduce propane consumption by up to 50%, resulting in significant energy savings.
16. Two high-efficiency heating and cooling systems, featuring 4-ton and 3-ton units, serve two separate climate-control zones for enhanced comfort and temperature management throughout the home. Both systems were extensively serviced in 2026 by a licensed HVAC company, including replacement of circuit boards, igniters, sensors, gas regulators, compressor relays, and capacitors. Refrigerant levels were also professionally checked and adjusted to ensure optimal system performance and efficiency.

SAFETY, SECURITY & TECHNOLOGY

17. Professionally installed by a security contractor, this comprehensive home security system features sensors on interior and exterior doors, windows, main living areas, and the automatic garage door. Cellular communication connects to a central monitoring station without requiring a landline. Two convenient control keypads are located at the garage entry and master suite.
18. Professionally installed fire sprinkler system throughout the home by Symons Fire Protection, Inc., providing comprehensive fire protection and enhanced safety. The system was professionally inspected and certified in September 2026.
19. Two externally mounted Wi-Fi antennas, strategically directed toward the entrance gate and barn, provide extended wireless coverage throughout the ranch property. Both antennas are fully installed and prewired to the designated garage wall router location. The homeowner supplies and installs a compatible internet service, such as Starlink, to activate the system.

EXTERIOR HOME FEATURES

20. The home's exterior is finished with Senergy, a premium, specialized synthetic coating rather than traditional cement-based stucco. This water-resistant finish is designed to prevent moisture absorption and protect against deterioration, providing exceptional durability and long-lasting beauty. All exterior eaves, fascia, and trim are coated with the same Senergy product, leaving no exposed wood and creating a beautiful, low-maintenance exterior.
21. Exterior wall-mounted lighting provides comprehensive illumination around the home, featuring automatic dusk-to-dawn sensors for added security, convenience, and energy efficiency. Lights automatically turn off during daylight hours, even when wall switches remain on.
22. Continuous non-slip concrete walkways surround the entire home, providing safe, convenient access to all exterior areas. This thoughtfully designed feature allows you to walk completely around the home on paved surfaces without stepping onto dirt or landscaping.

OUTDOOR LIVING & ENTERTAINMENT

23. Premium Outdoor BBQ & Entertainment Area

Beautifully designed outdoor kitchen featuring premium appliances, custom finishes, and generous space for entertaining. Features include:

- Premium Alfresco dual-zone gas grill.
- Infrared grilling unit.
- Two-burner gas cooktop.
- Undercounter refrigerator.
- Double stainless steel sink with hot and cold running water and garbage disposal.
- Custom poured-in-place, integral-colored concrete countertops with an expansive 270-degree wraparound overhang, providing generous space for seating, serving, and entertaining.
- Commercial-grade sunshade canopy providing shade and comfort over the BBQ area.

- Numerous custom counter-height chairs professionally reupholstered in 2024 with outdoor-rated materials.

This thoughtfully designed outdoor kitchen offers exceptional convenience, functionality, and comfort for outdoor cooking and entertaining.

24. Premium four-person Hot Spring Spa, extensively upgraded in 2024 with new pumps, heater, jets, and controls. Thoughtfully installed slightly below grade for convenient entry and exit, with a dedicated recessed rear service area providing easy access to spa equipment for maintenance.
25. Custom outdoor wood-burning fire pit features a forest-fire-approved, fire-resistant brick-lined base for enhanced safety and durability. The surrounding concrete fire ring includes a built-in underground drainage system to prevent rainwater accumulation, creating an inviting setting for outdoor gatherings and relaxation.

LANDSCAPING, GROUNDS & PROPERTY ACCESS

26. Extensive high-strength, high-PSI concrete flatwork encompasses the driveway, parking areas, rear BBQ and spa areas, and barn. During original construction, fiberglass reinforcement was added directly to the concrete mix by Superior Ready-Mix to enhance durability and minimize cracking. Select areas feature non-slip textured surfaces for added safety and convenience.
27. Three beautifully designed artificial turf lawn areas, professionally installed with integrated drainage systems, provide attractive, low-maintenance green spaces for year-round enjoyment.
28. An impressive 300-foot-long continuous brick wall with a finished concrete cap beautifully defines the rear yard, providing an elegant separation between the landscaped backyard and the open field below. This architectural feature enhances the property's appearance and creates a polished, cohesive finish to the outdoor living space.
29. Ranch property features secure perimeter fencing with durable chain-link style construction topped by three strands of barbed wire, providing enhanced security and protection throughout the property.

- 30.** Front entrance gate features a new 2026 electric gate opener with an integrated battery backup system, providing convenient, reliable access and continued operation during electrical power outages.

BARN, WORKSHOP & STORAGE

31. Premium Star Building Company Steel Barn, Workshop & Storage Facility

Impressive 3,000-square-foot steel building measuring 60 feet deep by 50 feet wide, featuring:

- Three commercial grade, electrically operated 14' x 14' roll-up doors with individual controls. Two additional walk-in doors provided.
- Additional covered overhang areas for expanded utility and storage.
- Full overhead interior lighting and exterior motion-activated, daylight-sensing lighting at the front, sides, and rear.
- Insulated interior walls and roof for improved temperature control.
- Three elevated windows along the west wall, providing abundant natural daylight.
- Preinstalled sewer drain connection in the northwest interior corner for potential future living quarters, with underground sewer piping extending to a designated future septic system location.

This versatile, high-quality steel structure offers exceptional space for workshop activities, equipment storage, and a variety of ranch operations.

RV ACCOMMODATIONS & FUTURE BUILDING SITES

- 32.** Dedicated RV parking area in front of the home features a 50-amp electrical hookup, filtered water supply, and sewer connection. Water and sewer hookups are neatly recessed in approved, flush-mounted concrete utility boxes with protective covers, providing convenient access while maintaining a clean, attractive appearance.
- 33.** Additional designated trailer or mobile home site located on the lot to the right of the barn driveway features preinstalled electrical wiring, water supply, and sewer drain connections, providing convenient utility access and flexibility for future use.

- 34.** Southwest section of the ranch features an approximately 100' x 200' graded and compacted building pad, professionally prepared for future construction. Site improvements have been completed under an approved grading permit, providing a substantial, ready-prepared area for future development.

RANCH UTILITIES, SOLAR & INFRASTRUCTURE

- 35.** Newly installed commercial-grade stainless steel deep-well pump, set at 760 feet and powered by a three-phase variable frequency drive (VFD). The system is calibrated to deliver a steady 5 gallons per minute, providing a consistent, reliable, and uninterrupted water supply.
- 36.** New 2026 premium water filtration system by Superior Water features advanced multi-stage filtration with final carbon treatment for clean, high-quality water throughout the home. The automatic backwash system requires no replacement filter cartridges and is designed for virtually maintenance-free operation. Demonstrating the system's exceptional reliability, the previous unit operated for 16 years without a service call.
- 37.** Commercial-grade, two-zone water pressure system features two 1½-horsepower pumps with individual high-capacity pressure tanks for consistent, reliable water delivery. Zone 1 supplies ranch irrigation, outdoor water outlets, barn facilities, and RV water service, while Zone 2 exclusively delivers filtered water to the home and front parking area RV location.
- 38.** Commercial-grade 750-gallon propane storage tank, with a usable fill capacity of 600 gallons, provides over 12 months of propane supply for the home. Convenient annual bulk purchasing offers significant savings, reducing propane costs by approximately 50%.
- 39.** High-output, ground-mounted solar panel system upgraded in 2026 with higher-efficiency panels for enhanced energy production. Includes a conveniently post- and cover-mounted solar inverter with easy-to-read monitoring of daily power generation and electricity delivered to the grid.

- 40. Current owners report annual electricity costs of approximately \$1,800, including air conditioning during the summer months. Actual costs may vary based on energy usage and SDG&E's seasonal, evening, and nighttime time-of-use rates. Prospective buyers are encouraged to review current SDG&E rate schedules.
- 41. Emergency electrical power hookup located at the rear of the pump house features an existing 100-amp power cord connection, providing a convenient connection point for a compatible generator or Powerwall battery backup system, subject to proper installation and configuration.

PERMITS & PROPERTY BENEFITS

- 42. The ranch operates independently of municipal gas, water, and sewer utilities, eliminating monthly city utility charges for these services and providing significant potential savings on ongoing operating expenses.
- 43. All structural construction, utility installations, and land improvements were completed under permits issued by San Diego County. Original blueprints, approved plans, and supporting documentation are included, providing a comprehensive record of the property's permitted development.