

4691 TERRAZA MAR MARVELOSA SELLER UPGRADES

4691 Terraza Mar Marvelosa, San Diego, CA 92130

Recent Updates and Replacements (2023-2025)

- **Painting (October 2025):** Entire interior painted, including all walls, doors, trim, closets, ceilings, and baseboards.
- **Flooring (October 2025):** Brand new carpet and pad installed.
- **Window/Door Updates:**
 - **2025:** Front view windowpane on the second floor replaced.
 - **2025:** Retractable screen doors on 3 French doors were re-screened (specifically the front view balcony set).
 - **2024:** Most window screens replaced, including the entire ground floor sliding screen door.
 - **2023:** New door handsets/locks installed on the front door, garage door into the house, and side garage door (all keyed alike).
- **HVAC & Safety:**
 - **2025:** Furnaces inspected and serviced, with a service report provided.
 - **2025:** All smoke and carbon detectors replaced.
 - **2025:** Upstairs air conditioning (installed 2005) was refurbished.
- **Bathroom Updates:**
 - **2025:** New vanity lighting installed in all bathrooms.
 - **2025:** New hall bath faucet installed.
 - **2019:** Toto toilets installed in all bathrooms.
 - **2019:** New bathroom faucets installed downstairs and in the master bath.
- **Exterior:**
 - **2025:** New exterior light fixtures installed.
 - Concrete front walkway replaced with a **flagstone walk**.

Home Features and Prior Improvements

- **Attic & Insulation:**
 - Extra **attic insulation**.
 - **Thermostat-controlled gable ventilator** in the attic.
- **HVAC Enhancements:**



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- **Whole-house water filtration system** (2 separate filters, replaced in 2022).
 - **Electrostatic furnace filters.**
 - **Built-ins & Customizations:**
 - Built-in **master closet shelving.**
 - Built-in **Santos mahogany display shelving** in the dining room.
 - **Custom tri-fold glass-paned door** on the first-floor home office.
 - **Lighting & Windows:**
 - **Chandeliers** in the dining room.
 - **Ceiling fan** in the primary bedroom.
 - **Window tinting** on most windows.
 - **Upstairs Remodel (2006):**
 - Added a **loft** to view the window.
 - Added a **French door** and **front view balcony.**
 - **Air Conditioning (2005):** Upstairs unit installed (refurbished in 2025).
 - **Screen Doors:** Retractable screen doors on 3 French doors (front view balcony set re-screened in 2025).
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Kitchen Upgrades

- **Cabinetry and Shelving:**
 - **Solid cherrywood kitchen cabinet refacing** with new drawer boxes.
 - **Cherry bookshelves** added in the kitchen.
 - **Pull-out shelves** installed in the kitchen cabinets.
- **Countertops and Sink (2002):**
 - **Granite kitchen countertops** with a full backsplash.
 - **Stainless steel undermount sink.**
 - **Redesigned split-level kitchen island.**
- **Appliances:**
 - **New Bosch refrigerator** (2021).
 - **New Bosch dishwasher** (2019).
 - **New 5-burner Bosch stainless steel cooktop** (2013).



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Garage

- **Water Heater:** Tankless water heater installed in 2019.
 - **Door and Opener:**
 - Garage door **repainted in 2023**.
 - Garage door **opener system** was replaced in 2014, with service and tune-up performed in 2023.
 - **Other Features:**
 - **Garage floor sealant** applied.
 - **Built-in garage shelving**.
 - New **motor head for the central vacuum system** installed and the garage vacuum hose repaired in 2019.
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Exterior

- **Paint and Stucco:** Exterior was repainted in 2012; **stucco patched and repainted in 2025**.
 - **Water Systems:**
 - **Water pressure regulator** replaced in 2019.
 - **Irrigation and drainage system refurbished in 2023**.
 - **Irrigation System:** Features **Hunter MP Rotator sprinkler heads** on an Olson 6-valve irrigation system.
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New Build Upgrades (Original Owner Additions)

- **Flooring & Tile:**
 - **Junkers merbau hardwood** on the entire first floor (family room, kitchen, breakfast room, dining room, and home office).
 - **Slate flooring** in the primary bath, secondary baths, and laundry room.
 - **Tumbled slate** in the entryway, dining room, and powder room.
 - Upgraded **ceramic tile** in secondary baths and laundry.
 - **Double vapor barrier** under all ground-level flooring.
- **Architectural & Structural:**
 - Door added **between the master bedroom and bath**.
 - **Exterior side door** added in the garage.



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- **Additional windows** added to the primary bedroom, bedroom 3, and laundry room.
- Added **insulation in interior walls and between floors**.
- **Full-house gutters and downspouts**.
- **Stained maple handrail** at stairs and upstairs hallway.
- **Custom Built-ins:**
 - Custom built-in **media center** in the family room.
 - Custom **limestone tub surround, shower surround, and lavatories** in the master bath.
 - **Mirrored closet doors** in bedrooms 2, 3, and 4.
- **Lighting & Electrical:**
 - **Recessed lighting** throughout.
 - Extra **electrical outlets** and **dimmer switches**.
 - Upgraded **120V electrical circuit**.
 - **Back deck light and electrical outlet**.
 - **Garage coach lights**.
- **Convenience & Access:**
 - **Pull-down attic stairs** and a **switched light** in the attic.
 - **Beam central vacuum system**.
 - **Whole-house audio prewired** (speakers & controls in the living room and primary bedroom, with a stub out for backyard speakers).
- **Exterior Details:**
 - Custom **front entry gate**.
 - **Garage door glass**.

