

Custom Upgrade List

Kitchen Improvements

- Completely Renovated Kitchen
- New Custom Cabinetry
- New Custom Hallway Pantry Cabinetry & Wood Shelving
- New Appliances
- New Sink
- New Plumbing Fixtures & Hardware
- New Countertops
- Handmade Designer Tile Throughout

Bathroom Improvements

- Renovated Bathroom
- New Vanity
- New Plumbing Fixtures
- Handmade Designer Tile

Interior Enhancements

- New HVAC & Air Conditioning System with All-New Ductwork Throughout
- New Luxury Vinyl Plank Flooring Throughout
- Fresh Interior Paint
- Recessed Lighting Throughout
- New Lighting Fixtures Throughout
- Custom French Doors & wood front door
- Custom Built-In Storage & Cabinetry

Outdoor & Exterior Improvements

- Paid-Off Solar System
- New Roof
- New Irrigation System
- Fresh Exterior Paint
- New Wood Pergola
- New Exterior Stone Tile Accents
- New Exterior Fencing
- Professionally Designed Landscaping
- Drought-Tolerant Plantings • New Grass
- Improved Outdoor Living Spaces

Garage & Bonus Structures

- Garage with New Epoxy Floor Coating
- Detached Bonus Room with New Flooring & Electrical
- Detached Canyon Shed Offering Additional Storage, Workshop, or Studio.

Property Highlights

- Fully Renovated & Move-In Ready
- Nearly 10,000 SF Lot
- Canyon Views
- No Rear Neighbors
- Quiet Cul-De-Sac Location
- Exceptional Privacy
- Potential to Expand the Existing Home
- ADU Potential (Buyer to Verify)
- Ample Space for Outdoor Living and Gardening
- Rare Combination of Privacy, Land, and Flexibility Under \$1M in San Diego