List of Features/Upgrades 9891 Aviary Drive

- Luxury Vinyl plank flooring throughout downstairs
- New 125 Amp Electrical Panel
- Water Heater 2024
- Newer roof!
- Carpet in Bedrooms, tile in Baths
- Water Softner
- AC
- Gas or Wood Burning Fireplace
- Smooth Ceilings, textured walls
- Vinyl Milgard Windows
- Newer furnace registers
- Recessed lights in kitchen and living room

Kitchen

Granite countertops

Reverse Osmosis Water System

Moen fixtures

Stainless Steel dual sink

White shaker cabinets

Electric Range with Stainless Steel Hood

Stainless Steel appliances

Bedrooms

Custom closet systems in each room

Baths

Vanities feature granite countertops

Primary bath features large walk-in tile shower

Second bath upstairs features **soaking bathtub**

Brushed nickel fixtures

HOA Covers: **Water**, trash, sewer, Roof maintenance (**newer roofs!),** community pool and spa with relaxation areas, termite and exterior maintenance

HOA Recently updated their insurance coverage

SCRIPPS RANCH SWIM AND RACQUET CLUB: Ask agent about membership to the Scripps Ranch Swim and Racquet club for the buyers, membership is not included with the HOA dues. It is a private community club with a ~4yr waitlist. Buyers may ask to negotiate a transfer of seller's membership (1x fee of $7,500K, then buyer pays monthly dues of about

$139/family or $125/couple monthly dues) as part of the sale. This is an exceptional opportunity to skip the ~4 year waitlist

WOOD BALCONIES ARE IN COMPLIANCE: HOA says SB 326 Letter on file with the HOA document package

Smoke Tree is not FHA or VA approved per the property management company

FW Property Group San Diego

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