



Warmth and Light in Harmony

75671 Valle Vista

LIVING SPACES

- Volume ceilings in entry and living area
- High ceilings throughout home
- Open floor plan living area: Living Room, Dining Room, Nook
- Wide plank European Oak flooring with 4mm wear layer throughout (new carpet in Guest Bedroom)
- Venetian plaster on walls in Entry, Primary Bedroom, and entire Office
- Two gas fireplaces
- Solar shades throughout - battery remote controls in Primary Bath, Living Room, Guest Room
- Solid-core doors with chrome hinges
- Smooth plaster walls throughout (guest room exception)
- 46 (16.560 KW/360 watt) owned — Sunpower solar panels (grandfathered NEM 2.0) installed in 2019 and maintained by Renova Energy
- Main electrical panel and two sub-panels
- Two-zone AC units 3-ton and 5-ton
- Wi-Fi-enabled thermostats, garage door openers, Ring video doorbell
- Home theater in Office with 5:1 surround sound installed ceiling speakers
- LED lighting throughout including recessed, track, pendants, backlighting
- Custom-made 10 ft. floating Sideboard with horizontal book-matched walnut doors

- ▶ Custom-made Wine Cabinet with horizontal book-matched walnut doors and 92-99 bottle capacity 3-zone Thermador wine column refrigerator
- ▶ Six TVs (Sony: LR PBR GBR Office Kitchen — Vizio: Garage) LR and PBR with articulating wall mounts

KITCHEN

- ▶ Viking Professional Series 5 six-burner gas cooktop and 18” Viking 600 CFM downdraft
- ▶ Thermador refrigerator with architectural book-matched wood panel front
- ▶ Bosch convection oven
- ▶ Bosch speed oven/microwave
- ▶ Bosch dishwasher with wood panel front
- ▶ Side-by-side configuration of oven and speed oven/microwave
- ▶ Quartz countertops with full waterfall on island
- ▶ Cabinets are horizontal architectural book-matched walnut
- ▶ Soft-close drawers
- ▶ Cabinet organization features include double loaded internal drawers (drawer within the drawer), spice pull-out, internal peg-board, corner lazy susan with easy access full extension pullout
- ▶ Kohler Prolific Workstation undermount sink 11” deep with graduated ledges includes five inserts - bamboo cutting board, multipurpose grated racks (two), colander, wash bin
- ▶ Blanco semi-professional single handle pull-down faucet
- ▶ LED colored decorative lighting over backsplash



- ▶ LED pendant light over sink
- ▶ Sink area includes built-in water filter, soap dispenser, garbage disposal air switch
- ▶ Under sink trash and recycle pull-outs

EN SUITE BATHROOMS

- ▶ Quartz countertops
- ▶ Porcelain tile floors (Primary Bath and Office walls)
- ▶ Toto washlets (bidets)
- ▶ Book-matched walnut floating vanities
- ▶ Primary Bath includes freestanding tub with tub filler/hand spray, curbless rain shower with slot drain, double vanity sinks, private walled garden
- ▶ Office Bath includes curbless shower with slot drain
- ▶ Guest Room Bath includes tub-shower combination

POWDER ROOM

- ▶ Side offset floor-to-ceiling mirror
- ▶ Concealed vanity drawer
- ▶ Dual-flush toilet

LAUNDRY ROOM

- ▶ Undermount stainless steel sink
- ▶ Single-handle pull-out faucet
- ▶ Full-size Whirlpool washer and dryer with pedestals



GARAGE

- Three-bay garage - 2 cars and 1 golf-cart
- Epoxy floors
- Commercial-grade garage cabinetry by Garage Innovations including workbench with pullout work-surface
- Expansive use of fluorescent lighting
- Two Liftmaster garage openers MyQ Wi-Fi enabled
- Two 50-gallon water heaters
- Siemens EV Charger 220V
- Wall storage includes Elfa and metal grid panels
- Wall tool storage heavy-duty Organized Living metal pegboard
- Daikin mini-split AC
- Clopay Model 9205 Garage Doors
- TV
- Four-tier Husky steel storage shelving (bins excluded)

EXTERIOR

- Concrete pavers driveway and walkway
- Desert-scaping with irrigation and photocell lighting
- HOA replaced roof 2023
- Remote retractable patio awning (22 ft. x 12 ft.) with cassette
- Steps to Community Pool

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