HALUM REAL ESTATE GROUP

33581 Via De Agua, San Juan Capistrano, CA 92675

https://www.compass.com/app/listing/33581-Via-De-Agua-San-Juan-Capistrano-CA-92675/2125726854077212745

LIST OF UPGRADES

- Entire first floor concrete was stripped, stained, resin coated, and sealed to its current appearance.
- The staircase, glass panels, and railings in living room and on stairs were added.
- The pantry was created in the kitchen by opening up the wall under the staircase.
- The kitchen was completely configured and the island with electrical supply was created in 2015- cabinets refreshed and quartz counter tops in 2021.
- Ring alarm system and exterior cameras with flood lights installed.
- Motion detection flood lights on east side walkway.
- New 3 car garage doors
- Garage floors coated, Work bench and cabinets installed 2016
- New pool equipment 2015 (Behind the north wall in backyard)
- New concrete pad for pool equipment 2025
- Backyard renovated and pool retiled, replastered in 2019. All new electrical and water lines. New drains lines installed to the street
- Front yard relandscaped, Added front planter with water lines and access lighted steps leading to front door 2015
- New 220 electrical panel 2015. Two 220 volt outlets now exist inside the garage above for charging hybrid and/or electric vehicles, installed 2021.
- 2017 Solar City -16 panels, this system and the panels are Paid for NOT leased.
- 2015 Windows downstairs on the back of the house are by California Deluxe custom. The slider is 14 feet.
- 2019 ALL other windows downstairs in the Living Room and half bath all upstairs windows and the Master slider are Renewal by Anderson
- All window shades are by Hunter Douglas
- 2016 New Heating unit and air conditioning units including recent (2 months) wireless control panel. The AC and Heating are separate and dual zone (Upstairs/downstairs together or separately controlled) all new ducting.
- The house was checked for asbestos and cleared for same when we bought the house
- 2021 replumbed - all new house water lines (PEX)
- New water heater Around 2020
- All 3 bathrooms have been upgraded/remodeled
- The upstairs guest bathroom was remodeled in 2025
- The master bath and fireplace tiling was done in 2021
- Custom interior doors on half bath, hall closet and Pantry 2023
- Hard wired Dolby surround sound system for Downstairs Television 2015
- New glass panels and railing on Master bedroom deck 2018

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