

4208 INDIGO ST. UPGRADES

- New 5 ton Trane AC unit
- The bar was custom built to be a true bar
- Built-in Kitchen Aid Bar Refrigerator at bar
- The front entry to the house was customized for us by Toll Brothers design team. Front Door was an upgrade
- Glass Garage Doors were also an upgrade
- Expanded powder room
- The original floor plan only had one slider - which was the one that goes straight out to the pool. The slider that goes out to the side with the large umbrellas was to have three sets of windows just like the one the buffet is in front
- Sellers had the pocket sliders (by Western Doors) installed for the side
- The porcelain tile floors throughout the house. Sellers installed tile in the bathrooms go all the way to the ceiling vs. stopping at the builder's mark.
- All of the lighting was purchased outside of the builder but had them install it. Bathroom fixtures and chandelier in the living room and powder room.
- Cabinets under floating sink in the powder was also an upgrade that was done after closing.
- Built-in desk in the office and floating shelf in the vestibule leading into the office.
- The desk area of the guest bedroom was not part of the design, but custom built to owner specifications.
- Dual shower heads in Primary Shower
- Smart/Automated Bidet Toilet in Master Bathroom
- Custom closets in both Primary and Guest rooms as well as garage cabinets were done by Classy Closets in San Diego.
- Smooth" finish on the walls vs. the builder "texture."
- 60 Ft. Lap Pool with built-in Tanning Ledge (with water feature) and jacuzzi. Pool was a \$25K upgrade from the standard "spool" that would have come with the house.
- Black out shades in both bedrooms and shades throughout



- Upgraded landscaping and lighting.
- Dual umbrellas mounted in cement.
- Automatic awning
- Upgraded appliances.
- Built-in Outdoor Kitchen with full-size grill, wok burner, thermal Ice bin/beverage center and storage drawers
- Resort-size Date Palm Tree (Male) / Interior Courtyard
- **"Tuuci"** Resort-style Dual-Cantilever Umbrella
- 240 Volt Garage Outlet/Car Charging Station
- **"Kinetico"** Water Softer System
- Reverse osmosis system at Kitchen sink
- Surge protector installed at main breaker for whole house