# 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