

2525 E Morongo Trail

Features & Upgrades

- Architectural design and landscape by **Epic Studios**
- All-new **Milgard** black high-efficiency Style Line windows and doors throughout
- New upgraded 5-ton horizontal coil HVAC system
- All-new HVAC ducting throughout
- All-new electrical wiring throughout
- Newly upgraded 125-amp electrical panel
- New tankless water heater
- New plumbing throughout
- New roof
- Brand-new pool and zero-edge spa
- New pool heater, lighting, and filtration system with **Pentair** fully automated controls
- Pool bathroom with direct pool access
- Outdoor fireplace
- All-new desertcape, including privacy Ficus hedge
- All-new irrigation
- Custom outdoor built-in sofa
- Automatic landscape lighting
- All-new concrete and hardscape
- New privacy wall surrounding the entire property with lockable pool gates
- Large-format (2.5' x 5') **Corsica** porcelain flooring throughout
- Smooth-coat level drywall throughout
- White oak solid-core interior doors throughout
- New **Universal Iron** steel pivot front door
- Matte black **Moen** bathroom fixtures throughout
- Black steel-frame medicine cabinets in all bathrooms
- Kitchen pendant lights by **Lucia Living**
- Hand-skimmed Santa Barbara finish fireplace
- Shower body spray and rain head in all bathrooms
- Soaking tub in primary bathroom
- Dual-flush toilets throughout
- Kitchen appliances:
 - **Forno** 36" freestanding French door refrigerator
 - **Forno** Espresso Ramono 24" built-in dishwasher
 - **Forno** Massimo 30" freestanding dual fuel range
 - **Sharp** 30" microwave under-cabinet drawer
- **LG** 27" front-load stacked washer and dryer
- Countertops and all bathroom vanities in custom slab porcelain
- New steel-paneled garage door and automatic opener
- All-new recessed lighting with dimmers throughout
- **Farrow & Ball** paint — interior and exterior
- New skylights in primary and guest baths
- Floor-to-ceiling Kit Kat tile in bathrooms