OMID & LEILI
REAL ESTATE
Since 2016

Property Improvements & Upgrades

1563 Andorre Glen | Escondido, CA

Energy Efficiency & Major Systems

- **Fully owned 9.6 kW solar system installed in 2023 (no lease or loan), providing exceptional energy efficiency and long-term utility savings.**
- **Newer dual-zone HVAC system for enhanced comfort and energy efficiency.**
- **Newer water heater.**
- **New pool pump and newer pool/spa heater.**
- **Water softener system.**
- **Smart water shutoff system designed to help prevent water damage.**

Smart Home Technology

- **Comprehensive smart home integration, with lighting, climate, and many home functions controllable through Amazon Alexa and compatible smart devices.**
- **Smart LED lighting throughout the interior and exterior with wireless controls.**
- **Smart irrigation and sprinkler system with wireless controls.**
- **Smart garage door opener.**
- **Electronic smart front door locking system.**
- **Motion-activated lighting in all bathrooms, the primary bathroom, primary closet, and patio.**
- **Heated, color-temperature adjustable smart mirrors in the primary bathroom.**
- **UV light disinfection system in the powder room.**

Kitchen Upgrades

- **Viking gas cooktop.**
- **Monogram double ovens.**
- **Built-in refrigerator.**
- **Built-in wine and beverage cooler.**
- **Telescopic downdraft ventilation system.**

- **Bi-fold kitchen serving window creating a seamless pass-through to the outdoor entertaining area.**
- **Newer LG Smart dishwasher.**

Interior Features & Finishes

- **Three expansive bi-fold glass doors creating a seamless transition between the interior living spaces and the resort-style backyard.**
- **Bi-fold kitchen serving window providing an additional indoor-outdoor entertaining connection.**
- **Four bi-fold openings in total, maximizing natural light and California indoor-outdoor living.**
- **Herringbone-pattern flooring throughout the entire main level.**
- **Newer LG Smart washer and dryer (still under warranty).**
- **Newer faucets, plumbing valves, electrical switches, and outlets throughout much of the home.**
- **Built-in safe.**
- **Built-in Murphy bed with additional storage in the guest bedroom.**

Luxurious Primary Suite

- **Completely remodeled spa-inspired primary bathroom featuring:**
    - **Freestanding manually rotating soaking tub.**
    - **Frameless, fully enclosed steam-ready shower designed to accommodate a future steam system.**
    - **Rain shower.**
    - **Heated towel warmer.**
    - **Heated, color-temperature adjustable smart mirrors.**
    - **Designer finishes throughout.**
    - **Two smart Japanese-style toilets with remote controls and bidet functionality.**
- **Expansive private balcony with beautiful mountain views.**

Outdoor Living & Resort Amenities

- **Resort-style backyard designed for year-round entertaining.**
- **New covered pergola/patio cover.**
- **Outdoor BBQ with sink, electrical, and plumbing connections.**
- **Outdoor shower and dedicated changing room adjacent to the pool.**
- **Custom playground area featuring a deck, treehouse, and daybed.**
- **Mature fruit-bearing trees.**
- **Large backyard storage shed.**

Garage & Storage

- **Professionally organized garage with extensive built-in shelving and storage system.**