

## **Features for 77801 Chandler Way, Palm Desert, CA 92211**

### **By Tom Nigrelli – Master Renovator of Modern Contemporary Homes**

The Kitchen Cabinet System By Ikea/ Made in the USA/25-Year Warranty from Ikea

Featuring Black Honed Granite Kitchen Counter Tops

The kitchen features large Undermount Stainless Sink & Stainless Modern Single Handle Grohe Faucet

The Kitchen features include Brondell Drinking Water Filtration System (No plastic water bottles needed)

The kitchen features Kobe Stainless Deluxe Vent Hood

The Kitchen features utilization of White Subway Tile/8 Feet High in the Kitchen & in one Designer Bathroom Area.

The Master Bath has designer type Marble Tile for Walls & Floor including the Shower

The Master Bath has oversized two-station vanity with a white quartz countertop

The Master Bath Shower and Vanity have Grohe faucet systems

The Master Bath has a bidet toilet

The Second Bathroom has floor-to-ceiling type subway tile

The Second Bath has octagonal ceramic floor tile

The Second Bath has an oversized two-station vanity from Ikea (10-year Warranty from Ikea)

White Quartz Vanity Countertop

The Second Bath vanity (10-year Warranty from Ikea) and shower have Grohe faucet systems

The Second Bath has a bidet toilet

Appliance Package Including Washer & Dryer, Sharp Microwave Oven installed in Microwave Drawer & Stainless-Steel Dishwasher & Refrigerator

New Model Electronic Fireplace with Heat Setting & No Heat Setting & Multiple Color Flames

The Living Room is Pre-Wired for Large Flat Screen TV

The property has New Coaxial Cable Installed for High-Speed Internet & TV

A new custom Interior Laundry Room with Pocket Door with Brand-New Front-Loading Washer (Energy Star) & Dryer

New vinyl slider doors are being installed in the Living Room and Master Bedroom

New Shaker Style Interior Doors (Solid Core with Contemporary Hardware) is installed for each bedroom and the additional multi-purpose room

The additional multi-purpose room that can be an office, guest room or other designation has been enclosed

High-Quality Solid Bamboo Flooring Throughout All Areas of Home (Except Bathrooms)

3.6-Kilowatt solar system included and paid for with all permits complete (first two monthly utility bills were \$15.00 and \$16.00 during peak summer season)

Over-Size Wood Pergola Patio Shade Cover (Existing but renovated)