

## **UPGRADES – 75617 Valle Vista Drive**

Newly remodeled designer home with high-end quality  
furnishings and finishes throughout!

The essence of Desert sophistication in the Private, Premier  
Desert Horizons Country Club

### **GENERAL**

- Owned Solar – 32 Panels – Installed 2 years ago (2022)
- Lennox Air Conditioning System (Lennox 23 SER with new balanced ducting)
  - WiFi-enabled for remote operation
  - Full 5-year maintenance & warranty from Comfort Air
  - PCO “Photocatalytic Oxidation Purifier” system (utilizes combination of UV-C light and carbon to eliminate odors, bacteria etc) + MERV 6 filtration
- Power Solar Awnings and Power Solar Shades
- 4 MinkaAire Roto Ceiling Fans (62” 3-Blade)
- Ranai Tankless Hot Water system with whole-house Circulation Pump

### **INTERIOR - THROUGHOUT**

- Natural Imported Stone Finishes throughout – Crafted seamlessly from the front entry through the golf course patio
- Soft-Close Cabinetry – Furniture quality, sliding/shelving
- Fleetwood Sliding Doors with new roller systems and screens
- Smooth Finish Contemporary Walls
- Soaring 12 ft Ceiling heights
- Period-correct Polished Gold-Tone Faucets, Hinges, Door Handles etc
- Lutron Sunnata touch-controlled Dimmer Switches + Lutron Dacora Designer Screwless Cover Plates

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## **INTERIOR – LIVING / DINING AREAS**

- Linear Fireplace in Living Room
- 75” LG Flatscreen TV and Sonos Sound Bar
- “Rat Pack” inspired Sunken Wet Bar
  - Seating for 6
  - 3 x 25-Bottle Kings Beverage Wine Coolers

## **INTERIOR – KITCHEN**

- Cooks Kitchen
  - Dacor Refrigeration
  - 6-Burner Gas Dual Fuel Black Chrome Professional Stove
- Built-in “hidden” Coffee Station – slide out cabinetry
- 2 Gold-tone Kitchen Sinks – each with Insinkerator  $\frac{3}{4}$  HP quiet disposals
- Countertop pop-up Brass Electric Receptacles

## **INTERIOR – BEDROOMS/BATHROOMS**

- Primary Bedroom:
  - William & Lawrence Blendheim King Mattress + Power Adjusting Base
  - Nurison Carpet
- Private “Casita” Room
  - Murphy Bed – Queen size “Purple Mattress”
  - Coffee Bar
  - 36-Bottle built-in Beverage Cooler
  - 65” Flatscreen wall-mounted TV
- “Movie Room”
  - 65” Flatscreen wall-mounted TV
- Bathrooms
  - Italian Cecilia Peralta Marble (all bath countertops)
  - Curbless Shower Entries
  - TOTO Toilets & Bidet
  - Exhaust Fans “Aero Pure Super Quiet 100cfm” (all bathrooms)

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## LAUNDRY

- Samsung front-load Washing Machine & Dryer (Champagne color)

## GARAGE

- Epoxy Coated Garage Floor
- Smart WiFi “Quiet Belt Drive” Garage Door Opener (3/4 HP)

## EXTERIOR

- “Big Joe Pellet” BBQ/Smoker
- Custom Front Gate
- Paver Driveway
- Luxury Artificial Turf
- Mature Fruit Trees – Black Olive, Lemon, Lime and Orange

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