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121 Montessa Way | San Marcos, CA 92069

### **Interior Features**

- 1st-floor bedroom and full bath for flexibility
- Luxurious primary suite with two walk-in closets and spa-like ensuite
- Gourmet kitchen with premium appliances and oversized island
- Instant filtered ice-cold water dispenser at the kitchen sink
- Luxury vinyl plank flooring throughout
- Neutral palette thoughtfully curated for a timeless feel
- Plantation shutters and custom window coverings throughout
- Remote-controlled blackout shade in the living room
- Designer light fixtures and ceiling fans throughout
- Upstairs laundry room with Speed Queen washer and dryer

### **Outdoor Living**

- California Room with fireplace, TV, ceiling fan, and lighting
- Custom extended patio cover with lighting, fans, and pavers
- Paver patio with a Lynx outdoor kitchen and premium appliances
- New saltwater spa under a private pavilion with curtains
- Lush landscaping with hedges for privacy
- Low-maintenance front and backyard landscaping with drip irrigation
- Producing fruit trees including peach, orange, lime, avocado, and more
- Freestanding fireplace at the back of the lot

### **Home Systems & Sustainability**

- 2021 Solar installation by Baker Electric with Tesla Powerwall
- Whole-house water filtration system
- Separate water softener system
- Whole-house fan for added energy efficiency
- Tankless water heater

### **Garage & Storage**

- Highly upgraded 3-car garage with locking storage cabinets along two walls
- Professionally finished garage flooring and LED lighting
- Built-in mudroom for added organization

### **Community & Location**

- Built in 2018 by CalAtlantic/Lennar
- Exclusive cul-de-sac street with only 19 homes
- HOA: \$243/month
- Located in the highly regarded San Marcos Unified School District