

# 2942 E. ORELLA CIRCLE

PALM SPRINGS, CALIFORNIA

## PROPERTY FEATURES & IMPROVEMENTS

*A comprehensive, design-forward renovation featuring elevated finishes, modern systems and exceptional indoor-outdoor living.*

### OUTDOOR LIVING

- Redesigned saltwater pool with added spa, new tile, mini-pebble finish, Baja shelf and new pool deck
- New Jandy pool equipment
- New fire pit
- New concrete and walkways at the front and rear of the property
- New fencing and two security gates with key access
- Completely refreshed front and rear landscaping with drip irrigation, artificial turf, olive trees, agaves, ficus, mulch, decomposed granite, pea gravel, drainage and concrete coping

### MAJOR SYSTEMS & EFFICIENCY

- New permitted roof by Elite Roofers with a five-year labor warranty
- Owned solar panels
- New tankless water heater
- New 5-ton and 3-ton air-conditioning systems with new ductwork, insulation and programmable remote thermostats; 10-year manufacturer warranty and one-year labor warranty
- New electrical system with dimmer switches, recessed/canless lighting, bathroom exhaust fans and electric-vehicle charger
- New plumbing with Toto toilets and Signature/Ferguson fixtures

### KITCHEN & LAUNDRY

- New Thermador kitchen appliances
- New wine refrigerator
- New Samsung washer and dryer

### DESIGNER INTERIORS

- Custom cabinetry throughout
- Zia zellige tile, Makoto Momoiro tile and Caesarstone countertops
- All bathrooms remodeled with new tile, custom vanities and custom glass shower enclosures
- Custom pivot front door with Eufy smart lock
- New interior doors with Emtek hardware
- Fresh interior paint and level 5 smooth drywall
- New fireplace hearth and Clé by Fornace Brioni tile surround with decorative ceramic cannonballs f

### WINDOWS, LIGHTING & EXTERIOR

- New Milgard aluminum windows and sliding doors
- New interior and exterior lighting systems with new fixtures
- New sand-finish exterior stucco
- Fresh exterior paint

### FINISHED GARAGE

- Dedicated mini-split climate-control system
- New drywall and epoxy flooring
- New garage door
- Electric-vehicle charging station

*Features and improvements are based on information provided by the seller. Buyer to verify all permits, warranties and specifications.*