

Upgrades & Features List – 2103 Sunnyside Ave

- ◇ Hand-Carved Majogany Double Entry Gate Doors
- ◇ Custom Walnut Interior Doors Throughout – 2022
- ◇ 9' Iron Entry Doors – 2022
- ◇ 9' Double Iron French Patio Doors in Kitchen, Living & Master (6-Set & 3 Singles)
- ◇ All EMTEK Door Hardware
- ◇ All New Custom Windows in Main House & ADU – 2022
- ◇ Detached Newly Remodeled 2-Bed/2-Full Bath ADU with LG Appliances, New Cabinets & Counters, Vinyl Plank Flooring & Mitsubishi Mini-Split HVAC System
- ◇ New Saltwater Pool Plaster, Waterline Tile Coping, Heater, & Updated Equipment
- ◇ New Main House Roof Underlayment – 2022
- ◇ New Pool House Roof Underlayment & Tiles – 2022
- ◇ New ADU TPU Rubber Membrane Roof – 2020
- ◇ New Dual-Zoned HVAC System in Main House – 2022
- ◇ Hand-Painted “Tierra Y Fuego” Spanish Tile Throughout
- ◇ Moroccan Bathroom & Pool House Lighting Fixtures
- ◇ Natucer S L Porcelain Saltillo Floor Tiles, Made in Spain
- ◇ New Plank Flooring Throughout Upstairs
- ◇ Remodeled Bathrooms with ½ Inch Custom Shower Glass & Hand-Painted Tiles – 2022
- ◇ Spiral Staircase with Custom Hand-Painted Spanish Tile & Wrought Iron Railing
- ◇ Wine Closet with Clay Racks & Wine Cork Accents
- ◇ Sub-Zero Column 36” Refrigerator/Freezer & Under-Counter Dual Refrigerated Drawers with Walnut Panel Overlay – 2021
- ◇ Wolf 30” Convection Double-Oven, Warming Drawer & 48” 4-Burner Stove w/ Grill & Griddle – 2021
- ◇ Viking 48” Downdraft Direct Vent Fan – 2021
- ◇ Miele Dishwasher with Walnut Panel Overlay – 2021
- ◇ Sharp Insight Pro Under-Counter Microwave Drawer – 2021
- ◇ Copper Kitchen Sink & Prep Sink w/ Disposal
- ◇ Bi-Fold Kitchen Sink to Backyard & Entertainment Area
- ◇ Butler’s Pantry with Sink & Sharp Carousel Built-In Microwave
- ◇ Full Main House Exterior Paint – 2024
- ◇ New Stucco – 2022
- ◇ New Samsung Washer/Dryer in Main House – 2024

- ◇ New 40 Gallon Water Heater
- ◇ Custom Walnut Cabinets in Kitchen, Laundry & Master Suite
- ◇ Walnut Fireplace Mantles
- ◇ Custom Full Bath on Main Floor
- ◇ Granite Counters Throughout Kitchen & Baths
- ◇ Oak Wood Flooring & Large Bay Windows in Living Room & Family Area
- ◇ 4 Fireplaces (Living, Dining, Master & Outdoor)
- ◇ Outdoor Fire Pit
- ◇ Outdoor Bar & Kitchen with Green Egg, ALFA Wood/Gas Pizza Oven & 30 Bull Built-In BBQ
- ◇ New Pool House with Outdoor Fireplace, Custom Lighting & Custom Ipe Hardwood Yoga Deck
- ◇ Spacious Laundry Room with Storage
- ◇ Master Bath Vaulted Entrance & Claw Foot Soaking Slipper Tub with Gorgeous Views
- ◇ Master Walk-In Closet with Walnut Built-In's
- ◇ Large Detached Workshop with Dual Glass Garage Doors, New Openers, Overhead Storage
- ◇ 2 Balconies with Mountain/Scenic Views
- ◇ Large Timber Tech Synthetic Deck with Portable Hot Tub
- ◇ Large Upstairs Loft Area
- ◇ 2 Grade-Level Septic Systems with Covered Access
- ◇ Garage Epoxy Floor & Large Built-In Storage Cabinets
- ◇ Full Vinyl Fencing Surrounding Property by Alpine Fence Company - 2022
- ◇ 1 Acre of Gorgeous Professionally Landscaped Yard with Over 1000 Plants & 14,000 Sqft of New Sod - 2022
- ◇ New Landscaping Well Irrigation with New Well Pump - 2023
- ◇ New Exterior Lighting - 2022
- ◇ 2 Outdoor Fountains
- ◇ Covered Outdoor Dining/Entertainment Area
- ◇ Fruit Tree Orchard
- ◇ 3 Large Utility Gates into Property
- ◇ Multiple Outdoor Living Spaces with Scenic Views
- ◇ Oversized & Numerous Driveways for Ample Parking, RV, Desert Toys, Boat & More
- ◇ Walking Distance to Elementary, Middle & High Schools
- ◇ Peaceful, Quiet Neighborhood
- ◇ Both Buildings Permitted & Approved (Detached Building/ADU Over 4-Car Garage Permitted as Garage w/ Upstairs Storage)