

KEY IMPROVEMENTS & UPGRADES

EXTERIOR & INFRASTRUCTURE

- Exterior painting across the main house, guest house, ADU and pool shed.
- New composite shingle roof on pool equipment shed.
- Professional termite treatment/tenting of main house and guest house.
- SDG&E electric pole relocation project approved with paid-for designs.
- Repainted exterior concrete walkways.
- New exterior sconce lighting.
- Cracked roof tiles replaced.
- Obsolete AT&T line removed.

LANDSCAPING, VIEWS & WILDFIRE MITIGATION

- Major property-wide vegetation and wildfire-mitigation project, including removal of multiple mature trees such as large Torrey pines and eucalyptus.
- Extensive defensible-space clearance created around the main residence, guest house, garage and ADU to support wildfire-risk mitigation and insurance eligibility.
- Work dramatically enhanced ocean and valley views throughout the property.
- Extensive mulching, driveway clearing and drought-tolerant landscape refresh.
- Automated irrigation throughout the property plus auto-irrigated garden beds.
- New solar-powered pathway and landscape accent lighting.

MAIN HOUSE

- Custom The Shade Store window treatments throughout, including blackout treatments in select rooms.
- Professionally installed solar/privacy window film on west- and south-facing windows for reduced heat/UV exposure and enhanced privacy.
- New LG 23 cu. ft. counter-depth InstaView / Door-in-Door / Craft Ice refrigerator.
- Primary closets remodeled with Elfa closet systems.
- Two new Samsung high-efficiency front-load washer/dryer sets — four appliances total.

- Living room: new 65" Samsung The Frame TV with wall mount and Roku Ultra.
- Office/bedroom: new 55" Samsung The Frame TV and Roku.
- New Waterdrop G3P800 reverse-osmosis system.
- New Swiss Madison St. Tropez one-piece toilets.
- New Elfa systems in the secondary bedroom, bunk room, entry closet and office.
- New Vakkerlight Elwood dining-room chandelier.
- New Vakkerlight Bubble Wood Balls entry chandelier.
- New Skylight 27" Calendar Max.
- Upgraded fixtures in entry powder room.
- New concealed Console Vault safe in primary bedroom.
- Bunk room upgraded with four LED accent lights plus continuous under-bunk LED lighting.
- New primary-bedroom teardrop accent lighting.
- Motion-activated LED closet lighting in entry and office closets.
- New shelving in private primary-bath water closet/WC.
- New laundry-room shelving.
- Outdoor tool shed renovated with Elfa organization and new Aoretic three-way LED shop lighting.

GUEST HOUSE / GYM

- Custom The Shade Store window treatments, including blackout treatments.
- Professionally installed solar/privacy window film on west- and south-facing windows for reduced heat/UV exposure and enhanced privacy.
- New Sonolok Artika acoustic paneling.

ADU

- New composite shingle roof.
- New LED lighting and three Vakker Eclipse Orb LED sconces.

GARAGE

- Comprehensive garage transformation into a finished, organized workshop and storage space.
- New custom DoorDorks garage doors with Genie side-mount openers.
- New epoxy flooring, interior paint, LED shop lighting, stairs and landing flooring.
- New cabinetry and Husky workbench/tool system.
- Motion-activated closet lighting and T-Rax surfboard storage.

POOL & OUTDOOR LIVING

- Comprehensive pool and spa renovation with new StoneScapes Mini Pebble finish, waterline tile, waterproofing/grout, Baja shelf with dual umbrella sleeves, LED lighting, new pool cleaner.
- Complete Pentair equipment upgrade including IntelliCenter automation, MasterTemp 400K BTU heater, IntelliFlo VSF pumps and Clean & Clear 420 filtration.
- New Blaze 25" built-in three-burner propane grill and cabinetry/doors.
- UV-protective patio shades and new outdoor solar chandeliers.
- Renovated pool storage closet with Elfa organization and new flooring.

SMART HOME & SECURITY

- New DoorBird D2101KV gated-entry system.
- New Nest Cam doorbell and Nest cameras covering the main house, guest house and ADU.
- New Level Smart Lock+ systems on the main-house back door and ADU front door.
- Expanded Kasa smart-lighting and switch system.
- SnapPower LED Guidelights throughout the main house.

MAJOR IMPROVEMENTS COMPLETED BY PREVIOUS OWNERS (2019–2025)

- Extensive interior renovations across the main house, guest house and ADU, including new flooring, plumbing, lighting, interior paint, appliances, custom kitchen cabinetry and remodeled bathrooms.
- New HVAC systems.
- New electrical systems including solar on main house and guest house.
- New sewer line.
- Driveway resurfacing.
- New property entry gate.
- New Hunter Hydrowise irrigation systems with 24-valve and 12-valve controllers.