PROPERTY FEATURE SHEET

6042 Blue Dawn Trail , Carmel Valley, CA 92031

BEDS / BATHS	HOME SIZE	LOT SIZE	YEAR BUILT
4 Bed / 2.5 Bath	2,413 sqft	3.027sqft	2005
HOA	**MELLO-ROOS**	**LEVELS**	**PARKING**
$292/month	3,292/yr	2	2-Car

Renovations & Improvements

Kitchen Remodel
- Remodeled kitchen with white cabinetry and modern black hardware.
- Contrasting dark charcoal kitchen island.
- Quartz countertops.
- Stainless steel sink and appliances.
- Updated tile backsplash.
- Added upper cabinets above existing cabinetry to maximize storage and create a custom built-in appearance.

Redesigned Downstairs Floor Plan
- Reconfigured the original downstairs layout to improve functionality, maximize living space, and enhance indoor-outdoor entertaining.
- Removed the original single patio door in the family room to create additional usable space.
- Reconfigured the original living and dining room arrangement.
- Added double doors opening from the new living room area to the backyard patio.
- Created a more spacious and inviting indoor-outdoor living experience.

Family Room Fireplace Renovation
- Updated the family room fireplace with decorative patterned tile surrounding the fireplace.
- Installed a new wood fireplace mantel for a fresh, updated focal point.

Interior Upgrades
- Installed hardwood flooring throughout the first floor.
- Added recessed lighting throughout the entire home.
- Professionally designed and installed closet organizers in the primary bedroom closet.

Garage Upgrades
- Durable, finished epoxy garage flooring.
- Storage cabinets installed along the garage side walls.
- Three installed overhead storage racks to maximize organized storage while preserving floor space.
- Spacious side yard with two large storage sheds, providing valuable additional outdoor storag

Additional Home Features

From original property information.
- Approximately 2,413 square feet; 4 bedrooms; 2.5 bathrooms.
- Two-story detached single-family home; two-car garage.
- Plantation shutters; ceiling fans; whole-house fan.
- Fully owned solar system; additional insulation.
- Built-in cabinetry and desk; crown molding in primary bedroom.

Additional Community Highlights
- Desirable Pacific Highlands Ranch community in Carmel Valley.
- Nearby walking trails, parks, and recreational opportunities.
- Convenient access to Del Mar beaches and major freeways.
- Neighborhood recreational amenities (subject to HOA terms).

Key Selling Highlights

Prime Portico location with exceptional walkability; beautifully remodeled kitchen; redesigned downstairs living spaces; enhanced indoor-outdoor entertaining; updated fireplace; hardwood flooring; recessed lighting throughout; and extensive kitchen

storage; upgraded garage with epoxy flooring, side storage cabinets, and three overhead storage racks; spacious side yard with two large storage sheds.

For private showings or questions:

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Information deemed reliable but not guaranteed. Buyer to verify all details.