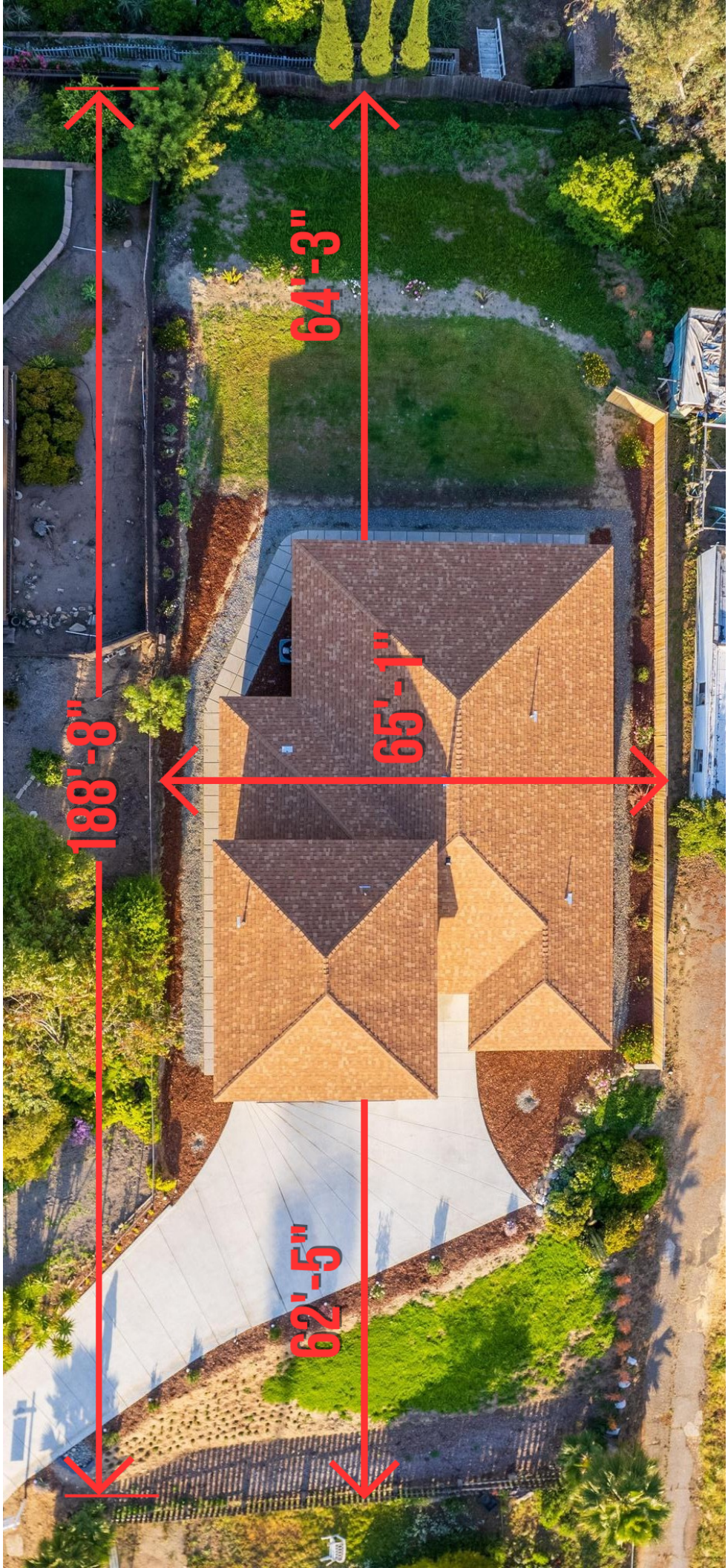


## List of Property Amenities:

- 2024 Custom Built Home
- No Mello Roos / No HOA Dues
- 9ft Ceilings Throughout Main House
- 12 Millimeter Luxury Vinyl Plank Flooring
- Installed and Paid for 3.3KW Solar Panel System
- Elegant Quartz Countertops Throughout
- Main Kitchen Features Stainless Steel Farmhouse Sink, Luxurious Brushed Gold Fixtures and Pulls, Wine Fridge, and 5 Burner Gas Range
- Stainless Steel Appliances
- 2 Tankless Water Heaters
- Separate Heating / Air for Main House and ADU
- ADU has Separate Gas, Water, and Electric Meters
- Two-Car Garage Can Support EV Charging; 7 Total Off-Street Parking Spaces
- Epoxy-coated Garage flooring
- Drought Tolerant Landscaping Planted on Slopes
- Lot is Over 14,100 SqFt. Connected to Sewer
- Zoned for Additional Detached ADU



188'-8"

64'-3"

65'-1"

62'-5"