

46840 Amir Drive
Palm Desert, CA 92260

LIST OF UPGRADES

- Completely remodeled in 2015 - 2016
- Full set of plans for the permitted job is available
- New existing living area per plans is 2,625 sq ft, excluding garage which is 508 sq ft
- All new plumbing, electrical, sheetrock and insulation
- Insta-heat water system in attic, new HVAC furnace in attic, (1) new heat pump
- Marino creamy white marble floors installed throughout
- Bedrooms have new carpet by Fabrica Montage - color panda
- All new granite countertops throughout house
- Top-of-the-line commercial appliances – Subzero and Wolf refrigerator/stove/oven/vent
- Miele dishwasher
- Kitchen has a beverage center
- Custom cabinetry by Elmwood throughout the house
- New AC unit
- New enlarged back patio
- New motorized patio awning
- New brick front courtyard, new plans, drip irrigation and LED lights (2023)
- Double pane sliding glass doors in Living Room to the patio
- New front door with beveled glass
- All new interior door and hardware
- All new top of the line plumbing fixtures (Newport Brass)
- Schonbek Luxury Crystal Chandeliers in Dining Room and Bedrooms
- New water cleaning filtration system
- All walls and ceilings have smooth finish
- New fireplace
- New double pane picture windows added in (2) bedrooms
- New double pane kitchen and powder room windows
- Epoxy garage floor and solar powered garage vent fan (2022)
- Roof resealed with White Roof Coating - Henry® Cool Roof Coating (2023)

* Original clubhouse remodeling assessment has been paid by Sellers (approx. \$30,000)