

# 12220 REBEL WIND RD – UPGRADES & FEATURES

## *'Tranquility Oak'*

OVER \$200,000.00 SPENT ON UPGRADES IN THE LAST 2 YEARS

### UNIT 1 (Single Detached) 1 Bed 1 Bath

- BRAND NEW ROOF (2023)
- BRAND NEW STUCCO (2024)
- BRAND NEW EXTERIOR PAINT (2024)
- BRAND NEW INTERIOR PAINT (2024)
- BRAND NEW CARPET (2024)
- BRAND NEW WINDOWS (2024)
- BRAND NEW WINDOW BLINDS (2024)
- BRAND NEW WATER HEATER (2024)
- BRAND NEW FULL KITCHEN REMODEL (2024)
- BRAND NEW COUNTERTOPS (2024)
- BRAND NEW GARBAGE DISPOSAL (2024)
- BRAND NEW STOVE (2024)
- BRAND NEW BATHROOM REMODEL (2024)
- BRAND NEW WASHER (2024)
- BRAND NEW WALL HEATER (2024)
- BRAND NEW THERMOSTAT (2024)
- BRAND NEW LIGHT FIXTURES (2024)
- BRAND NEW DOOR KNOBS & LOCKS THROUGHOUT (2024)
- REFURBISHED WOOD BURNING STOVE (2024)
- FULLY UPGRADED ELECTRICAL (including existing panel) (2023)

### UNIT 2 (Future ADU) 1 Bed 1 Bath

- FULLY UPGRADED ELECTRICAL (2025)
- BRAND NEW ROOF (2024)
- BRAND NEW STUCCO (Laundry room and breezeway) (2024)
- BRAND NEW INTERIOR PAINT (2024)
- BRAND NEW KITCHEN UPDATE (2024)
- BRAND NEW LAUNDRY ROOM Update (2024)
- BRAND NEW WATER HEATER (2024) (with new plumbing)
- BRAND NEW WATER HEATER CLOSET (2024)
- BRAND NEW CEILING FAN & LIGHT (2025)
- BRAND NEW FLOORS (Kitchen & Hallway) (2025)
- BRAND NEW HALLWAY CLOSET DOOR (2025)
- BRAND NEW BEDROOM CLOSET MIRRORED DOORS (2024)
- REFURBISHED WINDOW SCREENS (2024)
- APPLIANCES INCLUDE: Stove, Dishwasher, Wall Heater, Air Conditioner
- 8X17 ALUMINUM STORAGE UNIT
- FENCED BACK YARD WITH 2 GATES
- TWO 5000-GAL WATER STORAGE TANKS

**CONTACT ME WITH ANY QUESTION YOU MAY HAVE**  
SUREAL SPARX (619)356 -0516

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## *'Tranquility Oak'*

### UNIT 3 (Storage)

- ELECTRICAL IN PLACE
- PLUMBING IN PLACE (capped off)
- WATER WELL (240ft deep, 26 gallons per minute)
- BRAND NEW WATER SOFTENER AND FILTRATION SYSTEM (2025)
- POTENTIAL TO BECOME ANOTHER HOME

### OTHER SPECIAL FEATURES

- VINTAGE WOOD BURNING STOVES IN ALL UNITS
- TWO 1000 GALLONS SEPTIC TANKS (Last pumped, inspected, and certified in 2023)
- TWO PROPANE TANKS
- EXTRA SHED UNIT
- FORTY+ MATURE OAK TREES

### THE BENEFITS OF OWNING 'TRANQUILITY OAK'

- TEN+ ACRES OF LAND (Lots of usable terrain)
- MESMERIZING VIEWS
- STUNNING SUNSETS & SUNRISES
- POTENTIAL RENTAL INCOME
- COMPLETELY SEPARATE PRIVATE UNITS
- POTENTIAL ADDITIONAL BUILDING DEVELOPMENT
- EXTRA STORAGE, EXTRA FUN SPACE, EXTRA WORK SPACE
- HORSE RIDING TRAILS
- INCREDIBLE HIKING TRAILS
- CALM & QUIET
- PROPERTY OWNER ASSOCIATION MAINTAINS ROAD (\$745 Annually)
- TAKE THE 8 FREEWAY DIRECTLY TO CENTRAL SAN DIEGO, BEACHES, AND AIRPORT

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