

## **Property Upgrades & Highlights**

- New “Traffic Master” neutral color carpet
- New paint
- Refinished hardwood floor
- New oven
- Electric rapid-induction cook-top
- Newer granite kitchen counters
- Newly remodeled bathrooms
- Rear yard French drain system
- Marathon 2 grass (specifically developed for So-Cal climate)
- Mature fruit trees (lemon, Mexican lime & white nectarine)
- Drip & manual sprinkler system
- Cul-de-sac location – low traffic
- Oak kitchen cabinets
- Wood-burning fireplace
- Spacious attic storage (garage access)
- Gas fire pit
- Downstairs bedroom
- Downstairs shower
- Walk-in closets in all bedrooms
- Bonus room – office, study, game room or home-schooling
- Only 2 owners since 1978
- Long-term neighbors

## **Area Highlights**

- Cape Charter School – Award winning California Distinguished School
- Valle Lindo park & complimentary lighted tennis courts
- Camarillo Premium Outlets
- Easy access to shops, restaurants & freeway