

3259 Canyon View Upgrades & Features

Exterior

- Recently Painted

Kitchen

- Quartz countertops
- Bosch range/stove and dishwasher
- Subway tile backsplash

Downstairs Flooring & Fireplace

- Cezanne Collection Bouffan Maple hardwood flooring
- Paragon Hex Sandstone fireplace stonework

Bathrooms

- **Main Floor Guest Bathroom:** Glazed ceramic tile shower walls with stone mosaic accents; porcelain tile on the main floor and shower floor
- **Primary Bathroom:** Calacatta Suave porcelain tile with polished marble-look finish, dual shower, shaker-style cabinetry, Silestone countertop, and luxury vinyl flooring

Energy & Major Systems

- Owned solar system with **17 Enphase panels and M215 microinverters**, approximately 215 watts maximum AC output per panel
- Pool and spa are solar heated, including **solar pool heating**
- **Air conditioning replaced approximately 5 years ago**
- **Water heater replaced approximately 6 years ago**