

## 76 Zinfandel - Owner's Upgrade List

### **Model & Lot Features:**

Voyage Model - Largest in community with extended features

Premium 13,503-foot lot with unobstructed views

Privacy - no walking trails on common area behind lot

### **Landscaping:**

Extended paved driveway

Largest back and side yards in the community

Landscaping designed by Dennis Page - award winning architect

Premium Belgards pavers

Specimen plants and boulders

Specimen fruitless 18-foot date palms

Additional side gate (access to both sides of backyard)

Premium Solid brass landscape lighting by Unique lighting

### **Pool:**

Large pool (36 foot long, extra wide, added depth)

Heated

Large Elevated deck wth designer firepit

Oversized, elevated spa

20-foot-long fire feature above 8 foot waterfall

Premium 24 x 48 inch Italian Porcelain tiles on pool and patio deck

Multimode LED pool lighting

### **Covered Patio:**

17-foot free standing patio with insulated roof

Features include lighted, outlets, and fan

**Putting Green:**

Large 5-hole Putting Green with additional separate turf area for yard games  
Synthetic grass sitting and play area

**General Upgrades:**

Porcelain Flooring throughout  
Custom Paint throughout  
Dual disappearing edge sliders to patio  
Upgraded 4-zone AC (two main units, two for garage)  
Hunter Douglas Windows treatments throughout house (motorized sliders)  
Window Casings  
7 1/4-Inch Upgraded baseboards  
PURCHASED 6 kw SunPower Solar  
Upgraded premium Kohler toilets in all bathrooms  
Rain gutter system connected to upgraded drainage  
Wired Ethernet cables throughout (including ring camera on entrance)  
Wired Ring Premier at entrance with Ring Stick Cams

**Kitchen:**

Premium Sub-Zero Refrigerator  
Large, shelved walk in pantry  
Large Chef kitchen island with upgraded stonework  
Cabinet update on Island (shelves and drawer with charging center)  
Custom designed Range Hood  
Pull out dual bin trash drawer  
Upgraded counter tops and backsplash  
Upgraded Porcelain Sink  
Instant Hot system  
Reverse Osmosis system

**Dining Room:**

Extended Dining Nook

**Great Room:**

Marble accent wall with fireplace

Lighted Built-in Cabinets with Shelf Lighting

Premium Sonos 5.1 Theater Sound System – Surround Sound

**Powder Room:**

Calcutta Marble Accent Wall

Custom Lighted Mirror

Upgraded Toilet

Motion sensor lighting

**Primary Bedroom:**

Extended and curved Window Wall

Upgraded flooring in bathroom

Rain Shower head

Two walk-in closets

**Casita Guest Suite (Bedroom 2) and Bath:**

Upgraded counter and backsplash with Double Sinks, upgraded toilet

Private Entrance door for Suite

**Office (Bedroom 3):**

Walk in Closet

Picture Window with Golf View

**Laundry Room:**

Marble backsplash

Extended Upper Cabinetry

Auto on and off lights

**Garage:**

Two car

Insulated garage doors

Air conditioned with 2 independent mini-split AC units

Ceiling storage

Soft Water System

**Private Gym:**

Air-conditioned exercise Room

Porcelain planked flooring