

31 Mirada Circle
Rancho Mirage, CA

Seller improvements

- New pool filter.
- Two new pool lights.
- New spa light.
- New pool Pentair automation equipment.
- New pool salt cell. Pool is now salt water.
- New mature size tangelo tree.
- New mature lime tree.
- New primary bathroom towel warmer.
- New primary bath overhead lighting for make-up.
- New Nest fire/carbon monoxide detector.
- New high-end in wall speakers for living room sound and theater system.
- New high-end amplifier for living room theater system.
- New outdoor Samsung Terrace TV with sounder for outdoor cabana.
- New living room Samsung 85" NEO LED technology TV.
- New primary bedroom Samsung 75" NEO LED technology TV with Sonos sound bar.
- New baseboards in all bedrooms and bedroom closets.
- Two new Cove dishwashers for kitchen.
- New front door Ring doorbell.
- New built-in closet and bed for office/4th bedroom.

Previously established:

- 3 Newer Brayant HVAC systems
- Garage split AC
- Tankless hot water heater/softener
- Araknis network to integrate audio and lighting systems
- Vantage smart home system managed by Wiz App
- High speed Wi-Fi access points throughout interior and exterior
- Outdoor pavilion with automatic screens, stereo speakers, fireplace, BBQ, fridge, Wi-Fi, heating system, ceiling fan

