

Recent upgrades to
22109 Village 22
Camarillo CA 93012

1. New master bathroom walk-in shower by Five Star Bath Solutions installed in January, 2025. New shower includes new in-wall plumbing, shower enclosure with bench, security bars, oil rubbed bronze fittings with fixed shower head. Also included is a hand shower, slide bar, and hose. Shower has a custom glass barn door. Paid \$18,000 and has a lifetime warranty.
2. Second bath was upgraded with new shower floor with a hair catch drain. It has new oil rubbed bronze fixtures with a large shower head and shower wand. New glass shower door and weather stripping installed.
3. New Glacier Bay Power Flush (vacuum assisted), 2 piece, 1.28 gallons per flush elongated toilet with soft close installed in each bathroom (new seals and plumbing also installed.)
4. New nickel ceiling fans installed in each bedroom. All new in-wall wiring completed including dual fan speed and light switch on wall.
5. Renewal by Andersen double pane windows and sliding doors throughout the house. Warranty still in effect and transfers to new owner.
6. Red epoxy garage floor.
7. YARNA capacitive electronic water descale and softening system - model CWD48 - install on cold water inlet pipe to remove scale buildup. This has a 10 year warranty.
8. Retrofitted granite kitchen countertops with new Delta Rivet 33 inch Farmhouse Workstation sink in black stainless steel. New Moen Prep Series garbage disposal. New under sink plumbing, including resin dishwasher filter and Waterdrop drinking water filter. New Kohler Find semi-professional pull-down kitchen faucet.
9. Vaulted living room ceiling with recessed lighting.
10. Living room and master bedroom flatscreen television brackets with in-wall TV boxes and recessed power outlets.
11. Upgraded front door with matching frame and oil rubbed bronze doorknob with digital keypad entry.
12. Newer air conditioning and heating unit, recently serviced.

\$799 HOA fee includes the following

1. Guard gated community with security access to homes if authorized
2. Water, trash, & gardener
3. High-speed Spectrum Internet with WiFi
4. Spectrum cable with premium channels (HBO, Showtime, Peacock Disney+, ESPN Unlimited, Hulu, Paramount+, and AMC+)
5. Spectrum DVR
6. Fitness center, swimming pool, jacuzzi, locker rooms, tennis courts, 18-hole (par 3) golf course, recreation & picnic areas, recreation center, library, outdoor chess, bocce ball, shuffleboard gardening plots, etc.
7. Over 100 on-site clubs available to join.