

Current Owner Improvements

51245 Charlbury Street

- Reimaged front and back yards with architecturally designed desert-style Xeriscape landscaping. 2019-2020
 - New LED landscape lights front and back 2019-2020
 - Added raised 6x10 herb garden 2020
- Installed 3 exterior-powered awnings 2019
 - Additional blinds for Master bedroom and front entry 2020
- New contemporary front door 2020
- Contemporary water feature in the courtyard
- Painted the outside in 2022
- Painted interior of the house including all doors in 2019
 - Garage painted 2019
 - garage wall storage system 2020
- Canned lights converted to LED throughout house and patio 2019-2020
 - New LED lighting primary walk-in closet 2023
- Luton Casita Wireless programable lighting system
- Wifi Honeywell Thermostats 2020
- New ceiling fans 2019
- New recirculating Instahot Water heater 2023
- New “no touch” faucet Kitchen 2023
 - New $\frac{3}{4}$ horse garbage disposal 2023
- Dining Room, Entry, Powder Room and Kitchen lights fixtures upgraded 2019
- Under and Over cabinet kitchen cabinet accent lights 2023
- New tile backsplash kitchen 2019
- Insulated garage attic and added Mini Split AC with wifi control to garage 2022
- Added built in dresser and remodeled Casita Closet 2019
 - Remodeled primary bedroom walk-in closet 2019
 - New shelving Storage closet and hall closet 2019
- New powder room vanity and mirror 2023

- New large primary bathroom mirrors 2019
- Closed open den in original floor plan and added a door and 7 foot closet to create a private den/bedroom 2019
- Added door for primary bathroom and bedroom for privacy
- Added door between the primary closet and smart room for convenience
- Added shiplap in Great Room 2021
- Replace original vinyl flooring with 24” tile throughout house 2019
- New carpet in primary bedroom and casita 2019
- Added garbage can paver area with shrubbery outside of back yard gate 2022
- Added pull outs drawers to smart room 2020
 - Electrical outlet for hidden printer
 - Added bench.
- Casita bathroom remodeled with Italian tile on floor and shower 2019
 - Converted bathtub into shower with bench 2019
 - New tile backsplash 2019
 - New lighting in the bathroom 2019

Other Key features

- 20-year leased solar panels—electricity bill approximately \$1000/year
- Pella Fiberglass windows and sliders throughout the house
- Power Hunter Douglas drapes on sliders
- Surround sound speakers in great room and patio speakers
- Club initiation fee pre paid