4007 Canario St., Unit E

CARLSBAD, CALIFORNIA • LUXURY RESIDENCE

Reimagined and redesigned from the ground up, this premium residence west of the I-5 features added permitted square footage and exquisite natural materials throughout.

INTERIOR ARCHITECTURAL UPGRADES

- **Premium Surfaces:** Brazilian and Italian Marble Countertops in Kitchen and Bathrooms. Only natural stone and tile used throughout the entire remodel.
- **Flooring & Walls:** Beautiful European Oak Hardwood Floors complemented by brand new walls featuring a flawless Level 4 Drywall Finish.
- **Custom Cabinetry:** New Solid Box Wood custom cabinetry with premium self-close hardware throughout.
- **Doors & Hardware:** All new solid core wood doors equipped with modern premium hardware.
- **Mechanical Systems:** New 2-Ton HVAC Air Delivery System (AC ready) and a brand new efficient tankless water heater.
- **Plumbing & Electric:** Full copper plumbing upgrade, completely new electrical wiring, and high-end Brizo Luxe Gold plumbing fixtures throughout.
- **Modern Lighting:** Energy-efficient new LED lighting installations, including modern premium lighted mirrors.
- **Appliances:** New energy-efficient, state-of-the-art stainless steel Samsung appliances.

SPACIOUS LAYOUT & STORAGE

- **Dual Primary Suites:** Features 2 grand Primary suites complete with luxury wet baths, private balconies, spacious walk-in closets, and soaring high ceilings.
- **3rd Floor Flex Space:** Fully permitted 3rd-floor bonus space complete with its own full bathroom.
- **Enhanced Storage:** Intentionally added storage options, expanded walk-in closets, and a refreshed garage space with a brand new interior and additional storage capacity.

COMMUNITY INFRASTRUCTURE & AMENITIES

- **Resort Amenities:** Newly resurfaced swimming pool and hot tubs (completed March 2024).
- **Outdoor Entertaining:** Fully equipped BBQ area, outdoor guest shower, and beautifully maintained community areas for entertaining.
- **Capital Improvements:** Comprehensive new railing and fencing capital project recently completed alongside a newer professional roof replacement.

PRIME COASTAL LOCATION (WEST OF I-5)

West of I-5 Corridor | 6-Min Walk to Beach | Close to Carlsbad Village

- **Tamarack State Beach:** Just 2 city blocks away—an easy 6-minute walk to the sand.
- **Carlsbad Village:** Only 1.5 miles from the upscale shopping, fine dining, and vibrant entertainment of downtown Carlsbad Village.
- **Transit & Commuting:** Provides effortless, immediate access to the I-5 corridor and is a convenient 10-minute drive to Palomar Airport.
- **Recreation & Leisure:** Ideally situated close to world-class golf courses, Carlsbad Lagoon water sports, the historic Flower Fields, expansive hiking/biking trails, and Legoland.