1117 Solana Drive, Del Mar, CA 92014
Features and Amenities

1. **Entire Home: All electric**
    a. HVAC: new heat pump installed 2025
    b. HVAC: Great Room Mini-split installed 2022 or 2023
    c. Fully Paid Solar System:
        i. 25 panels – 9kW with room for expansion with another 16 panels.
        ii. Installed 2020
        iii. Included 200 amp main service upgrade
        iv. 25 year warranty
    d. Level 2 EV Charger installed 2024
    e. Whole House Water filtration system, 1,000,000 gallon/10-year filter replaced October 2026

2. **Features:**
    a. Panoramic ocean view
    b. Built-in oak bookcases on both floors
    c. Marble fireplace
    d. Remodeled master bathroom, with marble and teak features

3. **Additional spaces**:
    a. Outdoor shower with direct access to downstair bedrooms
    b. Large unfinished space – basement/storage/additional room
    c. Additional storage directly accessible from outside, ideal for surf board storage
    d. Garden shed

4. **Property**:
    a. Very large lot, gently sloped, fertile sandy soil
    b. 2 80+ year-old Reed avocado trees, nursed back to health after having been cut back some years ago by previous owner, now producing 75-100 delicious fruits each annually
    c. 27 fruit trees planted in the last six years, now producing:
        i. 6 apricots (3 Blenheim, and 3 others)
        ii. 4 pluots (2 Dapple Dandies, 1 Flavor Grenade, 1 Flavor King)
        iii. 1 aprium (Cot-n-candy)
        iv. 1 peach (mixed – 5 types grafted on)
        v. 2 nectarines
        vi. 4 strawberry guava bushes
        vii. 2 apples (cox orange pippin, sundowner cripps red)
        viii. 3 avocados (1 Pinkerton, 1 Haas, 1 Haas-lamb)
        ix. 1 Mexican lime
        x. 1 grapefruit
        xi. 1 pomegranate
        xii. 1 fig (striped)
    d. Brick terrace nestled within the private orchard of stone fruit trees
    e. Expansive brick patio
    f. Enclosed art studio/maker space
    g. Industrial gas kiln
    h. White water ocean view