

# AMENITIES *Upgrades*

262 EAST LAGUNA SHORE DR.  
EAGLE, ID 83616

## HOME FEATURES

- HVAC SYSTEM (ALL INCLUDED)
  - INCORPORATES A VARIABLE-SPEED, MOISTURE-INJECTED, 3-ZONE CONFIGURATION
  - EQUIPPED WITH ECOBEE THERMOSTATS FEATURING WI-FI CONTROL AND FULL PROGRAMMABILITY
  - INDIVIDUAL ZONES DESIGNATED FOR THE MASTER BEDROOM, MAIN FLOOR, AND UPSTAIRS AREA
- HOME ALARM SYSTEM (ALL INCLUDED)
  - HARDWIRED WITH BATTERY BACKUP AND MONITORED
  - CRANE ALARM FOR FIRE AND THEFT RADIO MONITORED
  - COMPRISES 3 SIRENS, 9 MOTION SENSORS, WINDOW AND DOOR SENSORS
  - UPGRADED IN 2021 TO INCLUDE RING (GLASS BREAK) FOR UPSTAIRS COVERAGE, CELLULAR BACKUP, AND INTERNET CONNECTIVITY
- AUTOMATIC LIGHTING
  - COVERS VARIOUS AREAS SUCH AS OUTDOOR GARAGE, PANTRY, GREAT ROOM FIREPLACE, OUTDOOR PATIO LIGHTS, REAR GARAGE DOOR, FRONT PILLAR DRIVEWAY, ENTIRE EVE LIGHTS, MUDROOM, LAUNDRY, AND BACK AND SIDE LANDSCAPE
- CENTRAL VAC SYSTEM
  - ENCOMPASSES GARAGE AND INTERIOR HOSES FOR COMPREHENSIVE CLEANING
- SPRINKLER SYSTEM
  - 10-ZONE SETUP WITH 12 OUTDOOR GFI OUTLETS
  - WI-FI CONTROLLED FROM PHONE

## KITCHEN

- UPGRADED COUNTERTOPS TO QUARTZITE
- ISLAND COUNTER UPGRADED TO ACARA STONE
- CUSTOM CABINETS: REFINISHED ALL CABINETS
- ALKALINE HOT AND ROOM TEMPERATURE WATER SYSTEM
- WATER SOFTENER AND WHOLE HOUSE FILTRATION SYSTEM FOR IMPROVED WATER QUALITY
- REFINISHED REFRIGERATOR PANELS: UPDATED WITH CUSTOM CABINET HARDWARE
- WOLF & SUB-ZERO COMPLETE PACKAGE: 2 RANGE GAS OVENS, 1 ELECTRIC CONVECTION OVEN, 6 BURNERS, GRIDDLE, WOLF MICROWAVE, DOUBLE DRAWER FREEZER, 4-FAN SYSTEM STOVE VENT
- BRAND NEW KITCHEN AIDE DISHWASHER
- POWER STRIPS WITH USB PORTS AND UPPER CABINET LIGHTING
- SWEEP-IN DUSTPAN: LOCATED TO THE RIGHT OF THE RANGE IN THE KITCHEN
- BUTLER'S PANTRY:
  - UPPER CABINET TOUCH LIGHTING
  - INCLUDES A WOLF WARMING DRAWER AND MINI FRIDGE
  - UPDATED COUNTER TO QUARTZITE
- MUDROOM:
  - UPGRADED QUARTZ COUNTERTOP

## LAUNDRY (ALL INCLUDED)

- STACKED HIGH-END WASHER AND DRYER (LG), 1 YEAR OLD
- EXTRA-LARGE FARM-STYLE SINK FOR DOG WASH STATION
- UPDATED PLUMBING
- DRYER RACKS INSTALLED / CALIFORNIA CLOSET CUSTOM CABINETS
- STORAGE WITH DOUBLE CLOSET

## LIVING & DINING ROOMS

- CROSS-VAULT ENTRY CEILING
- ARCH FRONT DOOR (2 1/8" SOLID CUSTOM WOOD WITH NEW GLASS)
- ENTRY CEILING: UPGRADED WITH DESIGNER LIGHT FIXTURE
- ADDED: CEILING RECESSED LIGHTS WITHIN THE CROWN MOLDING IN THE DINING ROOM
- BRAZILIAN TEAK HARDWOOD FLOORS: GLOSS FINISH 3/4" THROUGHOUT
- HOME ELECTRONICS ROOM: CAT 5, ALARM, ETC.
- NEW HUNTER DOUGLAS SHADES: KITCHEN, BREAKFAST NOOK, DOOR TO BACK PATIO AND UPSTAIRS FRONT HOME OFFICE
- UPGRADED LIGHT FIXTURES AND FANS: DESIGNER FIXTURES AND FANS THROUGHOUT
- NEW PAINT: REPAINTED WALLS AND CEILINGS
- SOLID WOOD DOORS: INSTALLED THROUGHOUT
- FRENCH DOORS: ELEGANT AND CLASSIC, NO SLIDERS
- PATIO DOORS: EQUIPPED WITH HIDDEN SCREENS
- LIVING ROOM FIREPLACE: SWITCH CONTROL WITH BLOWER

## OFFICE

- HARDWOOD 1/2 WALLS AND CEILING - ALDER WALL
- GLASS BREAK UNIT INSTALLED ABOVE THE WINDOWS
- BUILT-IN BOOKSHELVES
- DOOR KEYPAD LOCK FOR PRIVACY



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(CONTINUED PAGE 2 OF 3)

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## MASTER BED/BATH

- REMODELED FIREPLACE: UPDATED FOR FUNCTIONALITY AND ELEGANCE
- NEW CUSTOM CLOSET CABINETS: AMPLE STORAGE AND STYLE
- BRAZILIAN TEAK HARDWOOD FLOORS: GLOSS FINISH
- NEW FREESTANDING SOAKING TUB
- NEW CUSTOM ELECTRIC ANTI-FOG MIRRORS: FIVE COLOR SETTINGS
- NEW QUARTZITE COUNTERTOPS AND MARBLE BACKSPLASH
- NEW FIXTURES, HARDWARE, AND PLUMBING
- HEATED BATHROOM FLOORS / TOTO TOILET BIDET

## POWDER ROOM

- ORIGINAL GRANITE COUNTER WITH HAMMERED SINK
- NEW KOHLER TOILET SEAT WITH HEAT AND NIGHTLIGHT

UPGRADED: BACKSPLASH AND LIGHT FIXTURES

## BILLIARD ROOM (ALL INCLUDED)

- UPGRADED: BAR WITH ACARA STONE TOP AND BACKSPLASH
- UPGRADED: BUILT-INS WITH UP LIGHTS AND MINI REFRIGERATOR
- NEW ADDITION: ADDED WINDOW WITH SEATING COWHIDE CUSHION BENCH
- SPENCER MARSTON POTENZA POOL TABLE
- SCREEN TV

## THEATER ROOM (ALL INCLUDED)

- 7.1 SURROUND SOUND SYSTEM
- 82-INCH TV
- BLU-RAY PLAYER
- 5 LEATHER ELECTRIC RECLINING THEATER SEATS
- CAT 5 DIRECT CONNECTION FOR STREAMING
- MINI FRIDGE
- UPGRADED: CARPET AND QUARTZITE COUNTERTOP AND BACKSPLASH

ADDED: 4 SCONCES WALL LIGHTING FIXTURES

## WORKOUT ROOM (ALL INCLUDED)

- FULL-LENGTH MIRRORS
- SCREEN TV
- WORKOUT EQUIPMENT INCLUDED - TREADMILL, STEP CARDIO MACHINE, ETC.
- INFARED THERAPY SAUNA WITH MP3 PLAYER
- SOLAR TUBES IN THE FITNESS ROOM (2)
- WALK-IN CLOSET WITH SHELVES

## STAIRWAY & FLOORING

- NEW CARPET ON STAIRWAY AND UPSTAIRS
- SOLAR TUBES IN THE STAIRWAY (1)

## UPSTAIRS GUEST ROOM/BATH

- FULL REMODEL WITH QUARTZITE COUNTERTOPS
- ADDED FOUR LIGHTS WITH DIMMERS; READING LIGHTS ABOVE THE BED; NEW CARPET; OVERSIZED WALK-IN CLOSET.
- NEW HARDWARE, BRUSHED NICKEL SHOWER FIXTURES, FRAMELESS GLASS SHOWER DOORS
- TOTO TOILET BIDET

## GARAGE

- GAS HEATED WITH THERMOSTAT CONTROL
- 18-FOOT WORKBENCH WITH WORKSTATION
- EXTRA POWER WIRING FOR A CAR LIFT/SUBPANEL
- DUAL 50-GALLON HOT WATER AND SOFT WATER SYSTEM
- EPOXY COATING
- OVERSIZED BUILT-IN GARAGE SHELVING WITH KEY LOCKS
- FREESTANDING STORAGE SHELVES
- GARAGE SINK WITH ACCESSORIES
- MOTION DETECTOR-ACTIVATED LIGHTING
- ADDED: ELECTRIC VEHICLE CHARGING WITH 40-AMP BREAKER
- ADDED: BACKUP GENERATOR WIRED (50-AMP, MULTIPLE FUEL OPTIONS)

## SURROUNDING AREA & PATIO

- SOLID BRICK FRONT STEPS/ENTRY PORCH
- CUSTOM BRICK/ROCK WORK
- HIDDEN PET FENCE
- OUTDOOR PATIO STEREO SPEAKERS WITH AMPLIFIER
- BUILT-IN WOLF BBQ - ADDED: TRASH DRAWER, STORAGE SPACE & MINI FRIDGE
- METAL PATIO FAN
- NEW EXTERIOR PAINT
- UPGRADED: EXPANDED THE PATIO FOR ADDED ENTERTAINMENT SPACE

## YARD & LANDSCAPING

- CIRCLE DRIVE WITH PILLAR AND AUTOMATIC LIGHT FEATURES
- MATURE TREES AND LOW-MAINTENANCE PLANTS
- 5 HOSE BIBS (2 IRRIGATIONS, 3 HOMES)
- ALL FASCIA AND GUTTERS PAINTED LAST YEAR
- TIMBER RECENTLY STAINED
- EVE LIGHTING IN THE FRONT OF THE HOUSE AND GARAGE AREA; AUTOMATIC LIGHTS IN THE BACKYARD; LED LOW VOLTAGE MALIBU LIGHTING
- WALKWAY FROM BACKYARD TO GARAGE WITH MATCHING PAVERS
- IRRIGATION AND DRAINAGE SYSTEMS - LARGE POTS (INCLUDED)

## OUTDOOR STORAGE

- ENCLOSED GARDEN SHED WITH SHELVES AND PAVED WALKWAY
- ENCLOSED GENERATOR SHED



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## ATTIC & ROOF

- ATTIC FANS WITH THERMOSTAT CONTROL (SOLAR BY DAY, ELECTRIC BY NIGHT)
- PRESIDENTIAL ROOF ON HOME AND SHED

## SECURITY & FENCING

- FULL HARDWIRED SECURITY SYSTEM WITH 3 KEYPADS AND 3 SIRENS
- MOTION SENSORS ON WINDOWS AND DOORS
- GLASS BRAKE
- HOME SAFE
- CELLULAR AND RADIO MONITORING
- HIDDEN PET FENCE

## ADDITIONAL FEATURES

- WHITE SAND BEACH WITH A LARGE PRIVATE DOCK
- INGROUND CONCRETE UMBRELLA HOLDER
- DOCK WITH DUSK-TO-DAWN BLUE LIGHTS
- HARDWIRED OUTDOOR AUTOMATIC LANDSCAPE LIGHTS FOR STEPS TO THE BEACH
- FIRE PIT WITH ADIRONDACK CHAIRS AND SIDE TABLE (INCLUDED)
- PAVER WALKWAYS AND FIRE PIT

## ADDITIONAL INCLUSIONS

- SAFE (5 FEET TALL, WINCHESTER)
- WALL MOUNTED HD TV
- GARDEN POTS
- GYM EQUIPMENT
- WATER EQUIPMENT: TWO KAYAKS, AN ELECTRIC BOAT, ONE PEDAL BOAT, AND TWO PADDLEBOARDS
- FRIDGES: GARAGE AND KITCHEN + 4 MINI FRIDGES
- GENERATOR: 50-AMP GENERATOR RUNNING ON GASOLINE, PROPANE, OR NATURAL GAS WITH A MANUAL SELECTOR FOR CIRCUITS
- LIMITED FURNITURE: NEGOTIABLE

## NEW ADDITION

- UPSTAIRS BONUS ROOM
- CONVERTIBLE INTO A BEDROOM WITH A FULL WALK-IN CLOSET
- CUSTOM BARN DOOR
- ADDED DOUBLE WINDOWS WITH SHADES
- ESTIMATED 200+ SQUARE FEET OF SPACE

## SMARTTUB JACUZZI J-435™ (INCLUDED)

- VALUED AT \$15,000, PURCHASED IN DECEMBER 2022
- ADDED PADS FOR ENHANCED STABILITY AND COMFORT
- WINTERIZED FOR COLD WEATHER CONDITIONS
- SMART CONTROLS: PROGRAMMABLE SETTINGS FOR MASSAGE PATTERNS, JET INTENSITY, AND WATER FLOW
- LED LIGHTING: COLOR-CHANGING CAPABILITIES FOR AMBIANCE
- SELF-CLEANING: BUILT-IN FEATURES FOR EASY MAINTENANCE
- ENERGY EFFICIENT: OPTIMIZES ENERGY USAGE AND REDUCES COSTS
- WATER QUALITY MONITORING: SENSORS FOR MAINTAINING WATER QUALITY
- BLUETOOTH & WIRELESS AUDIO: INTEGRATED SPEAKERS AND AUDIO SYSTEM
- HEATED SEATING & BACKRESTS
- VOICE ASSISTANT INTEGRATION: COMPATIBLE WITH ALEXA



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