COMPASS



14141 HARTZELL COURT

Summit Hills ATASCADERO - CALIFORNIA 2 BD 2.5 BA 2135 SF \$1,449,000

Property Overview Features:

- Builder: Harrod Built
- Architect: Michael Harrod Sr.
- Year Built: 2022
- 2 Bedroom, plus Den (potential 3rd bedroom)
- 2.5 Baths
- +/-2, 135 sq. ft
- +/- 10.62 acres
- Secondary Building Pad
- Ocean & Mountain Views
- Borders BLM Parcel (southern property line)
- 2 Car Garage
- +/- 500 sq. ft. JADU (rough in, finish materials incl.)
- Pivot Entry Door
- Polished Concrete Floors
- 10' Ceilings
- 9' Windows & Doors
- Fire Sprinklers
- Custom Lighting *
- "Life Source" Water Conditioning System
- Tankless Water Heater w/ Circ. Pump
- HVAC system w/Nest Thermostat *
- "Lutron Caseta" Switches & Dimmers *
- 8 "Lorex" Security Cameras *
- "Hunter" Ceiling Fans *
- Wifi Access Points & Power Center (negotiable)
- Starlink WIFI Satellite

Kitchen Features:

- DACOR "Modernist Suite" Appliances
- Microwave, Convection Oven w/ Radiant Heat, Warming Drawer*
- Downdraft 5 Burner Cooktop*
- Dishwasher*
- Pot Filler
- Porcelain Tile Backsplash
- "Lutron" pop-up outlets
- On Demand Hot Water
- Secondary Water Filter @ Island & Fridge

Living Room Features:

- Floating Gas Fireplace (remote controlled)
- Dry Bar w/ +/- 100 Bottle Wine Fridge *
- Automatic Shades at Southwest Windows *

Primary Bath Features:

- Floating "Duravit" Vanities
- Custom Mirrors w/ Lighting Accents
- 2-Kohler DTV+ Interface Control Panels *
- Overhead Fill for Soaking Tub*
- Rain Shower, 2 Body Sprayers, Wand & Steam/Sauna Feature*
- Towel Warmer



Junior Accessory Dwelling Unit (JADU) Material Inclusion List

(* similar material reference can be seen at home's existing full guest bath)

32" Matte Black "Duravit" Floating Vanity White "Duravit" Sink-top* Kohler Faucet & Drain Set* 32" Kohler Mirror w/ Lighting Accents* 60" Kohler Shower Pan* Kohler Thermo Control Shower Valve* Kohler Handheld Shower head & Bar* Porcelain Tile for Vanity Surround & Shower* Schluter Systems Trim for Tile* Kohler Shower Glass Enclosure* Kohler Toilet* Panasonic Recessed Exhaust Fan w/ Light* Frosted Glass Doors (2) LED Recessed "puck" lights (round & square)* 3-blade black ceiling fan - Hunter Solid Core Door (living/media entry) Pipe & wall insulation



Robert Sousa

DRE# 01774193 REALTOR® M: 805.460.3000 robert.sousa@compass.com





Compass is a real estate broker licensed by the State of California operating under multiple entities. License Numbers 01991628, 1527235, 1527356, 1356742, 1443761, 1997075, 1935359, 1961027, 1842987, 1869607, 1866771, 1527205, 1079009, 1272467. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage). This is not intended to solicit property already listed. No financial or legal advice provided. Equal Housing Opportunity. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.