

## **Additional Information**

- This property is one of just two models built that has Both a garage and a third bedroom! A Rare Find!!
- The concrete floor on the main level has been updated with a lovely epoxy finish for lasting beauty and easy care. No waxing or resealing required!
- New Plumbing!! Home has been professionally replumbed with Pex plumbing in 2025!! No Kitec!!
- Google Smart Home Nest Thermostat System!
- Home is equipped for EV charging with a 220 outlet installed in garage. Current charger will Not Convey.
- Radiant and forced air heating. Central AC. All major appliances have been routinely maintained.
- Recent roof maintenance 2026
- Recent stucco maintenance 2026
- Ring doorbell and camera system will convey. Additional whole home security is ADT.
- Owner has maintained and added to the mature landscaping providing a true shaded oasis from summer heat. The pathway lighting is hardwired and the water feature will be conveyed.
- The tall privacy coyote fencing surrounding the courtyard is a rare find in this neighborhood!
- The designer mirrors on the main level, one in hallway and another in the primary bath will convey!
- Custom cord free electronic blinds on the upper windows in the great room provide easy style and convenience.
- Aguasana water purification system in kitchen.