

# Property Highlights & Features

1571 Woody Hills Dr, El Cajon, CA 92019

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## PROPERTY OVERVIEW

- **Approx. Sq. Ft.:** 2,158
- **Bedrooms:** 4
- **Bathrooms:** 3
- **Garage:** 2-car
- **Year Built:** 1980
- **Laundry:** Garage – gas dryer hookup
- **Mello Roos:** None
- **CA Fire Hazard Zones:** None
- **Pool:** Community pool

This home blends thoughtful updates with warm character, offering a bright, open layout, generous storage, and meaningful upgrades that elevate everyday living.

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## LOCATION & NEIGHBORHOOD BENEFITS

### Community Vibe

- Quiet, peaceful, and family-friendly
- Safe, gated enclave

- Beautiful natural surroundings with mature trees and a serene pond

## Local Highlights

- **Rancho San Diego Shopping Center** nearby (Starbucks, dining, retail)
- Easy access to parks, walking areas, and community amenities

## Community Amenities

- Gated entry
- Pool & hot tub
- Pond and lush shared landscaping
- Picnic area
- Guest parking available without permits
- HOA: \$380/month (Keystone Management)

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## EXTERIOR FEATURES

- Multiple outdoor living zones, including **four patios on the main level**
- Expansive greenery with mature **avocado, grapefruit, and orange trees**
- Open, airy outdoor feel—ideal for relaxing or entertaining

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## INTERIOR HIGHLIGHTS & UPGRADES (Completed 2022)

## Major Investments

Total approx. **\$137,500** in improvements:

- **Windows:** ~\$35,000
- **Custom Kitchen Remodel:** ~\$48,000
- **Flooring:** \$26,000 (wood + carpet)
- **Decorative Lighting & Ceiling Fans:** \$8,000
- **Office Built-ins + Murphy Bed:** \$11,000
- **California Closets (Upstairs):** \$6,000
- **Stair Rails:** \$3,500

*Receipts/warranties:* Some available (mix of digital + hard copies).

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# LAYOUT & LIVING EXPERIENCE

## General Feel

- Open, bright layout
- Abundant natural light, especially in the afternoons and evenings
- Cozy, warm morning light in main living spaces
- Versatile for families, professionals, or multi-generational living

## Bonus Spaces

- Dedicated **home office** with built-ins and a Murphy bed
- Great guest-space flexibility

- Large walk-in closets (primary suite + California Closets upstairs)

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## ROOM-BY-ROOM HIGHLIGHTS

### KITCHEN — The Showstopper

A custom-designed, high-end kitchen that blends beauty and function.

Features include:

- High-end quartz counters
- Custom pull-out drawers & storage
- Designer hardware
- **Farmhouse sink**
- **Pot filler** above stove
- Mosaic tile backsplash
- Coffee bar
- Seating for four at the counter
- Bay window

#### Appliances

- **Café Brand:** Refrigerator, stove
- **KitchenAid:** Other appliances
- **Wine refrigerator**
- **Convection wall oven**
- **5-burner gas stove**

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## LIVING & FAMILY SPACES

- Gas fireplace in dining + living rooms
- Vaulted ceilings
- Full-height window opening to front patio
- Great natural light throughout the day
- Inviting, warm ambiance, especially in fall and spring

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## PRIMARY SUITE

- Slider to a **private patio**
- **Huge walk-in closet**
- Peaceful, bright retreat

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## SECONDARY BEDROOMS

- New windows
- Ceiling fans
- Custom closets
- New carpet

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## BATHROOMS

- Updated tile and lighting
- Fresh, clean feel with modern touches

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## OUTDOOR LIVING & ENTERTAINING

### Patios & Gathering Areas

- **Four separate patios** for dining, relaxing, or entertaining
- Large outdoor dining space
- Perfect setup for BBQs and firepit gatherings

### Landscaping & Natural Features

- Three *very large* avocado trees (an absolute highlight!)
- Additional fruit trees: grapefruit + orange
- Mature greenery creates a lush, private environment

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## MECHANICAL & MAINTENANCE NOTES

- New roof at time of seller's purchase (2015)
- Kitchen remodel included new plumbing & electrical (2022)
- Windows replaced in 2022
- Some warranties and service records available

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# UTILITIES

- **Electric & Gas:** SDGE
- **Water:** Otay Water (~\$200/mo)
- **Sewer:** Otay Water (~\$68/mo)
- **Trash:** Waste Management (included)
- **Internet:** Cox

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# WHAT SETS THIS HOME APART

- Thoughtful, high-quality custom design throughout
- A truly standout **chef's kitchen**
- Unique natural setting with mature fruit trees
- Bright, uplifting living spaces
- Flexible layout with built-in office + Murphy bed
- Peaceful, gated community with charming amenities

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