

# MAKING SAN DIEGO HOME

WHERE LIFESTYLE ▪ MEETS HOME

## Upgrades & Key Features - 17141 W Bernardo Dr #105

- Custom wall paint
- Natural light throughout
- Recessed lighting in every room
- Dual pane windows installed 2023
- Primary closet custom built-ins installed 2023
- Newer appliances
- Custom floating shelves in kitchen
- Curtain rods for every window for easy curtain installation
- Central AC & Heating
- 2 assigned parking spaces near unit (1 spot is lottery and will expire at the end of 2026 but can be reapplied for)
- 6 guest parking spaces near the unit
- Private patio with washer/dryer in closet

## HOA Info -

- Monthly HOA Fee is \$490 (+\$100 for extra parking spot)
- HOA amenities include: Pool, spa, clubhouse, gym/ exercise room, playground, barbecues, guard.
- HOA fee covers: Amenities listed above, water, trash, sewer, limited insurance, pest control, community and building maintenance, roof maintenance, exterior landscaping, etc
- HOA is currently installing new permanent lighting throughout the parking lot
- SB326 compliant (CA Balcony Requirements)

## What's nearby -

- Award winning Poway Unified School District
- Rancho Bernardo Inn
- Bernardo Winery
- Rancho Bernardo Golf Course
- Rancho Bernardo Town Center, Carmel Mountain Ranch, 4S Commons, and Del Sur Town Center for Shopping & Dining
- Grocery Stores (Barons, Vons, Albertsons)
- Major employers such as Apple, Nothrup Grumman, Palomar Health, etc
- Community Parks
- Easy access to the 15 frwy, 805 frwy, 52 hwy and 56 hwy
- And so much more

**MAKING SAN DIEGO HOME REAL ESTATE TEAM**

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