Property Upgrades & Features

38261 Tranquila Ave | Rancho Bella Vista

A collection of upgrades, special features, and amenities throughout the home, including the 2020 pool and spa installation.

Pool & Spa – Installed 2020

- Premier Advantage pool, approximately 28' x 19'
- Pebble-finish pool plaster
- Shallow-end depth of approximately 3.5 feet, suitable for lap swimming
- Spacious 7-foot spa with seating for up to 6 adults
- Spa overflow feature flowing into the pool
- Energy-efficient pump for lower-cost circulation
- Variable-speed pump system
- Wi-Fi connectivity and smart controls
- Programmable waterfall feature (currently scheduled 8 AM–2 PM)
- UV lighting system
- Built-in filter tablet system for adding magnesium
- Premier ozone sanitation system

Mechanical, Energy & Smart Home Features

- 5/2025 – new 5 ton A/C condenser install, 4/2026 replacement AC coil (total for both approximately $9,000)
- Tesla servicing solar city system under lease
- (subject to lease terms to transfer to buyer) If buyer wants pay off information, please inquire.
- Smart thermostats
- Smart smoke detectors
- Whole-house attic fan
- Garage prepped with 220V electrical hookup

Interior Upgrades & Features

- Hardwood flooring in living room and family room areas
- Luxury vinyl plank flooring from staircase throughout the second floor and bedrooms

- Porcelain tile in upstairs bathrooms and laundry room
- Upgraded light fixture in primary bedroom
- Café-style convection microwave with air-fryer functionality
- Refrigerator included
- Washer included Newer, Dryer included
- Downstairs Studio style bedroom offering easy access to bathroom and exterior exit

Garage & Storage

- Metal overhead storage racks in garage
- Double-sided storage in upstairs loft – can walk on both sides, providing additional space for seasonal and holiday décor
- 220V electrical hookup prepped in garage

Outdoor Living

- 2020 pool and spa installation
- Backyard fire pit
- Shed
- Poolside entertaining and relaxation area
- Easy safety gate for the Pool/Patio

Downstairs Bed / Bath

Casita style with exterior entrance area available.

Previously rented for $1150/month