

# 26 Windflower Home Upgrades and Features List

*Cul-de-sac Location in Low Density Neighborhood (less than 200 homes)*

*View Lot with 4,000 sq. ft. area and Eastern Backyard Views toward Saddleback Mountains*

*Oversized 8' Balcony adjacent to the Upstairs Primary Bedroom to Enjoy the OC Sunrises*

## System Upgrades Completed

- Roof Certification by J. Flores Roofing (2026)
- Section 1 Clearance with Vanguard Pest (2026)
- Newer Water Heater (2023)
- Owned Solar Panel System, installed by Enphase Solar (2022)
- 220V Outlet added in Garage (2022)
- Newer Roof Installed with 50-year Life (2021)
- Whole House PEX Piping, completed by Pacific Coast Repipe (2016)
- Replaced HVAC System, completed by Aliso Air (2016)
- 110v Exterior Outlets for Landscape and Holiday Lights

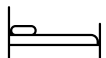
## Bathrooms Remodeled in 2023

- Granite Countertops in Primary Bathroom
- Quartz Countertops in Two Secondary Bathrooms
- Cut Stone Tile Walls in Showers, Moen Fixtures
- Kohler Deep Soaking Bathtub in Upstairs Secondary
- Replaced Exhaust Vent in Upstairs Secondary

## Kitchen Remodeled in 2018

- White Shaker Style Cabinets with Easy Wipe Clean Maintenance
- Quartz Countertops with Stone Backsplash
- GE Stainless Steel Café Gas Oven Range with 6-Burner Gas Cooktop
- GE Stainless Steel Microwave and Dishwasher
- Farm Style White Porcelain Sink with Moen Fixture
- Oversized Garden Window
- Porcelain Tile Flooring

4 Bedrooms | 3 Bathrooms | 1963 sq. ft.



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## 26 Windflower Home Upgrades and Features List *(continued)*

### Doors and Windows Remodeled

- Solid 6-Panel Doors installed throughout the Interior
- All Windows replaced with Vinyl Windows (Completed 2022)
- Plantation Shutters and Roller Shaded Added

### Professional Landscaping

- Custom Idaho Quartz Paving, Walkways and Driveway
- Drip Irrigation Sprinkler System (WiFi Connected Controller)
- Architectural Grade Landscape Lighting
- 110v Outlets in Front Planters and Below the Eaves
- Separate Circuits for Christmas Lights
- Custom Planters and Garden Beds Thoughtfully Designed
- Drought Tolerant Plants
- Spring and Summer Bulbs (Daffodils, Paperwhites, Ranunculus, Iris, Galadiolus, Amaryllis, Hymenocallis)
- Deciduous Shade Trees (Crape Myrtles and Redbuds)
- Fruit Trees (Orange, Lime, Lemon and Persimmon)
- Potting Bench with Storage, Custom Trellises, High Pressure Hose Bibs
- Woodcrete fencing for two sides, Iron View Fencing with Gate along greenbelt

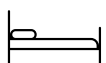
### Garage Upgrades

- Storage Cabinets Throughout
- Lighted Overhead Attic Storage
- Work Bench (tools not included with sale)
- Extra 110v for Power and Additional Lighting

### Expansive Neighborhood Amenities

- Heated In Ground Pool and Spa, featuring Lap Swimming
- Lighted Tennis Courts and Clubhouse with Fitness Room
- Green belts with sidewalks, Nearby AVCA sport fields
- BBQ Picnic area with playground

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