

Major Structural, Mechanical & High-Cost Upgrades

1. **Fully repiped home with new copper plumbing**, including a **new main copper water line from the street**
 2. **New Presidential-grade roof**
 3. **Solar panel system**
 4. **Upgraded heavy-duty electrical panel**
 5. **Custom heated sports pool and oversized spa**
 - Two-tone Pebble Tec finish
 - Custom colorful tile
 - Spa built for up to 12 people
 - Upgraded air pump for increased pressure and bubbles
 6. **Heavy-duty reinforced concrete driveway with rebar**, designed for RV parking
 7. **All-new reinforced concrete work in the backyard with rebar**, including an integrated **drainage system to prevent flooding**
 8. **Central air conditioning and heating system**, plus **QuietCool whole-house cooling fan**
 9. **Tankless water heater with water descaler system**
 10. **Updated sprinkler system**
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Exterior & Hardscape Enhancements

11. **Custom Santa Barbara smooth stucco exterior** in terracotta finish on the home, block walls, and BBQ island
 12. **Stonework detailing across the front of the home**, continued throughout the backyard and pool area for a cohesive design
 13. **New colored cement walkways**
 14. **Succulent and pebble rock landscaping**, contained by **custom railroad ties** in the front yard
 15. **Two mature, beautiful date palm trees**
 16. **Custom concrete bench seating and planter**, matching the home and pool stonework
 17. **Metal roll-up garage door with windows**, replacing original wood door
 18. **Powder-coated hammered bronze metal security door and metal gates**
 19. **Large 10x12x12 exterior storage shed**, finished with a matching Presidential roof
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Windows, Doors & Energy Efficiency

20. **All-new double-pane Milgard windows** (no grid lines) in chocolate brown
21. **Bronze window tint throughout the home and garage**, significantly reducing heat and keeping the home cool
- Added insulation throughout interior walls and attic**
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Kitchen, Bathrooms & Interior Upgrades

23. **Fully remodeled kitchen**

- Updated cabinetry
- Large center island
- Granite countertops throughout
- Separate oversized refrigerator and freezer with custom cabinetry

24. **Two fully remodeled bathrooms**

- Floor-to-ceiling designer tile on all walls
- Ceiling-mounted rain shower heads
- Built-in Bluetooth speakers with fan and color-changing lighting
- Temperature-sensitive LED sink lighting

25. **Tile flooring throughout main living areas; hardwood floors in bedrooms**

26. **Brick fireplace with added gas line option**

27. **Recessed lighting throughout the home**

28. **Ceiling fans in all bedrooms**

Garage, Security & Lifestyle Features

29. **4K security system with 8 cameras**

30. **Custom-built garage shelving for added storage**

31. **Custom black-glazed cast iron utility sink in garage**

32. **Fully equipped outdoor BBQ island**

- BBQ grill, stovetop burner, refrigerator
- Leathered, chiseled-edge granite countertop
- Matching pool tile and stucco finish
- Dedicated gas line (no propane needed)