

## 2598 S Camino Real – FAQ Sheet

The irrigation system has a drip on every living plant/cactus in both the front and rear yard. The 6 fruit trees have bubblers. The whole can be controlled from your phone app to adjust watering times, duration and shutting off for rainy days.

The main house AC unit (5 ton) and Gas Heater were both replaced in 2019. They service the entire house with exception of the South side Primary bedroom Suite. The south suite system is about 17 years old and is rarely used. It was recently serviced and is in excellent condition.

House and roof were both painted 2 years ago. The roof was painted with the same paint as the house which is Sherman Williams. It was also primed white prior to painting. The local company that performed the work stated that it will last for at least 15 years. They have been here in PS for over 50 years. Roof files are hard baked durable clay commonly used all over the west coast. There are about 25 painted tiles in storage at the property for use when needed.

The attic has 20 inches of blown in insulation added recently. It is extremely effective in lowering AC and Heating costs.

The fireplace is open to the brick no brand. Above the gas pipes is black onyx rock. The large mantle that surrounds the fireplace is limestone. Cost \$15K.

The pool is its original size. The pool is approximately 8 feet deep and has a pebble Tech coating which is suggested in combination with a Saltwater system. The pool has a drain at the bottom in the deep end and skimmer/filter basket also at the deep end. The water is pumped out from there for filtering and through the saltwater generator located on the south side of the home. The pump is a variable speed pump (installed March of 2024) which is very energy efficient. Pool decking has been sprayed with cool for year-round enjoyment and repainted in 2024.

Double pane windows throughout allow for privacy and interior UV protection.

Hunter Douglas window shades throughout are manually operated.

The attic has lots of room and everything is accessible, including electric, water and gas.

Additional Items of interest below.

1. There is a commercial mist system on the north patio off the Primary suite and surrounds the rear patio/pool area. Cost new \$3800.
2. Both HVAC units, irrigation system, Ring security system including indoor and outdoor cameras and Yamaha 4 zone in ceiling surround sound music is installed in the living area-Kitchen-north Primary suite and rear pool patio. All can be controlled from a smart phone from inside the home or anywhere in the world. When at home they all can be controlled manually. The music system is especially nice when it's controlled from the pool when being outdoors. You can pick your own music and control the volume from anywhere.
3. The entire home has in ceiling LED recessed can lighting. Includes rear patio.
4. Extensive grounds lighting has been upgraded to LED and is on a timer located by the pool equipment.
5. All of the high-end designer furniture included in the sale was purchased recently for this property.
6. The garage is 624 SF which will accommodate two 26-foot vehicles. In this area that is nearly impossible to find.
7. Backyard faces the Indian Canyon South course at the women's 2<sup>nd</sup> tee box (no errant golf balls to worry about)