

9752 Rangeview Drive

Improvements & Upgrades

This residence has been extensively remodeled. Below is a comprehensive summary of enhancements completed.

I. Mechanical & Major Systems

HVAC

- Two (2) brand new 5-ton HVAC systems

Roof

- New Roof

Water Heating

- Two (2) brand new tankless water heaters

Electrical

- New electrical sub-panels installed
- New EV Charger

Gas

- New Gas meter installed by the gas company
- New Gas line to the pool equipment

II. Pool & Outdoor Improvements

Pool Renovation

- Brand new pool equipment
- New pool tile
- New premium pebble finish

Grounds & Landscaping

- Fully remodeled exterior grounds
- Brand new hardscape
- Professionally installed new landscaping
- Brand new irrigation system

Sport Court

- Newly reconstructed tennis & pickleball sport court

III. Exterior Reconstruction & Envelope Improvements

Exterior Finish

Two-Layer Pro Lite System

- Leveling base coat applied
- Decorative finish coat applied
- Fiberglass reinforcement integrated to help prevent future cracking

Insulation & Efficiency

- New exterior insulation
- New exterior drywall
- Upgraded dense glass for improved water resistance and thermal insulation
- Brand new windows and glass throughout

IV. Interior Renovation & Designer Finishes

Flooring

- Brand new engineered wood flooring throughout

Kitchen & Cabinetry

- Custom-built kitchen
- Custom-designed cabinetry
- Custom-designed closets

Surfaces & Tile

- Quartzite stone surfaces
- Hand-crafted tile work throughout

Appliances

- Viking appliances
- Bosch appliances
- Fisher & Paykel appliances

V. Garage & Smart Features

- Brand new garage doors
- LiftMaster motors with integrated WiFi connectivity
- Built-in camera system
- Garage finished with epoxy flooring

This property reflects a rare level of investment and design refinement, offering the performance and feel of new construction within an established one-acre estate setting in North Tustin.