

11 Patina Ln, Ladera Ranch

List of Finishes and Renovations

ALL NEW

Throughout

Engineered 1/2" hard wood flooring
Pex Plumbing
All Electrical including a new Panel & EV charger ready electricity in the garage
HVAC - 2 for the main house, 1 for the casita
Paint - throughout

Kitchen

Completely new Kitchen
Quartz Counter Tops
Appliances
36" VIKIO Ductless Convertible Range Hood
MAYTAG 24" Fingerprint resistant Stainless Dishwasher
KITCHENAID 36" Gas Cooktop, Stainless Steel, 5 Burners w a multi-flame, dual tier burner and simmer burner
Custom Lighting
Cabinets & backsplash

Living Spaces

Window Valances

Fireplace

Floor to Ceiling Stackstone & mantel

Bathrooms

Completely new bathrooms
Quartz Counter Tops
Tile Flooring
Showers and tubs are built-in, no inserts

Garage

Epoxy flooring
Electrical is ready for your EV Charger

Roof

Owens Corning Duration Cool, 30 yr roof

This home is not a flip. It was renovated by the owners after a children's car battery caught fire in the garage and the electrical smell permeated the home.
It's been a labor of love with attention to every detail with only the highest quality finishes and upgrades