

# Amenities & Upgrades

**944 La Sombra Drive, San Marcos, CA 92078**

**3 BEDROOMS / 2 BATHS / 1,999 SF / 7,900 SF LOT**

## **LOCATION & COMMUNITY**

- Desirable Lake San Marcos community offering a true resort-style lifestyle
- Backs to The Links championship golf course with sweeping fairway and foothill views
- Ideally positioned behind the tee box at Hole 15, outside the direct line of play
- NO HOA, yet golf course grounds are beautifully maintained
- Greenbelt across the street with no homes in front, enhancing privacy and openness
- Located on a quieter section of La Sombra beyond Discovery Street with reduced traffic
- OPTIONAL Lake San Marcos memberships:
  - Lakehouse Resort (see handout for details): access to pools, recreational amenities, and community facilities
  - Lake San Marcos Community Association: promotes and protects the interests of residents
  - 24/7 Security Patrol: home checks, package retrieval, and mail pick up during travel

### **Lake San Marcos Lifestyle & Amenities:**

- The Lakehouse Resort with pools, accommodations, restaurants, and waterside activities
- Two golf courses: The Links (18-hole championship, ~6,400 yards) and Executive Course (2,700 yards, par-58). See website for fees: [www.thelakehouseressort.com/san-marcos-golf](http://www.thelakehouseressort.com/san-marcos-golf)
- Full-service marina with boat rentals, kayaks, paddleboards, charter options, and more
- Black Swan Gondola Company offering Venetian-style rides on the lake
- Restaurants: Amalfi Cucina Italiana fine dining with expansive lake views; Marina Bar casual lakeside dining; Brickman's Restaurant & Bar featuring outdoor patio with fire pits overlooking the golf course; Amalfi Smash Burger with views of the executive golf course and live music events; Birdie Snack Shack; Spinnaker's Coffee Shop
- Community events including concerts, holiday celebrations, Winter Wonderland, Food & Wine Festival, and 4th of July events

### **Nearby Conveniences & Local Lifestyle:**

- Situated about 8 miles from the coast and coastal amenities
- Close to shopping, dining, and everyday conveniences including Aldi's, Albertson's, Trader Joe's, Sprouts, Costco, Better Buzz, Starbucks, Mama Kat's, Richard Walker's Pancake House, Eugenio Italian Ristorante, Shogun, Pho San Maros, Pizza Port, Flippin' Pizza, The Landings with live music, Curry & More Indian Bistro, Raising Cane, Target, CVS, Lowes, Home Depot, Las Posas Grand Plaza - Home Goods, Nordstrom Rack, Marshalls; Bressi Ranch Village Center, Antique Village, and more
- Near Cal State San Marcos and the growing North City district with farmers market, dining and entertainment
- Close to parks and outdoor recreation including Discovery Lake, Double Peak, Elfin Forest, and San Elijo Park, Leo Carrillo Historic Park, Sunset Park & dog park, Bradley Park & bike park
- Nearby medical and other educational centers including Kaiser Permanente, Palomar Medical Center, Palomar College, and St. Augustine University
- Top rated schools San Marcos Unified School District

## **MAIN LIVING AREA**

- Professionally designed and beautifully renovated single-story home, with open floor plan and views of garden, green space, or golf course through every window
- Freshly painted interior with designer-selected paint in "Snowbound"
- NEW Urban Surfaces Sound-Tec 9563 Navajo sound reducing, waterproof LVP flooring throughout
- NEW solid walnut front door with vertical lite; NEW shaker-style interior doors with matching trim throughout with Kwikset matte black hardware
- NEW recessed lighting throughout home interior
- Living room with fireplace featuring updated porcelain hearth and NEW mantle
- Skylight in living room enhances natural light
- Double pane windows throughout including four NEW windows
- NEW Decora® rocker switches and outlets throughout home interior
- NEW Nest® Learning Thermostat (4th Gen) and air conditioning
- NEW adjustable ceiling fan and light in daily dining / flex space
- NEW hardware in matte black throughout
- 5-year limited warranty on cabinetry and countertops offered by Regency General Contractors, Inc.; 1-year transferable workmanship warranty; manufacturer warranties for flooring & appliances

## **KITCHEN & DINING**

- NEW custom flush-front cabinetry in white and wood tones and low-profile pulls
- NEW Sleek and durable Q™ Quartz from MSI Surfaces covers the waterfall-edge island, countertops, full backsplash, and extends to entire wall behind range hood
- NEW stainless steel appliances including: Samsung® Energy Star, side-by-side counter depth smart refrigerator with Touch-Screen Family Hub™; Samsung® wall mounted range hood; Samsung® 5-burner electric range; Samsung® Energy Star, top control, extra quiet dishwasher; Sharp® 950 watt under-the-counter built-in microwave drawer
- NEW Kohler® semi-professional pull down chrome kitchen faucet, Sinber® 32" undermount single bowl stainless steel sink; Moen® half horse power continuous feed garbage disposal
- Pass through/bar seating enhances functionality and interaction between kitchen and dining with views of the garden and golf course
- Dining area with sliding doors to the patio for seamless indoor-outdoor flow and fairway views
- New roof on dining room/study/ sunroom/flex space adjacent to back patio

## **BEDROOMS & BATHROOMS**

- NEW closet doors and recessed lighting in all bedrooms
- Dual closets in primary and secondary bedroom off hallway for added storage and functionality
- NEW adjustable ceiling fan and light with remote in primary bedroom
- NEW vanities, vanity mirrors, hardware, Moen® faucets, toilets, and exhaust fans in bathrooms
- NEW Delta® frameless roller shower doors, Carrara white polished porcelain shower surround, and 2" hexagon mosaic tile flooring in both showers
- NEW 4-light vanity light in primary bath and recessed light in hall bath
- NEW extra large linen cabinet near hall bath
- 3rd bedroom addition (2017) and potential for junior ADU (Buyer to verify)

## **OUTDOOR SPACES**

- Oversized 7,900 sq ft level lot backed to golf course
- Backyard opens to expansive fairway views with foothills beyond with occasional swans sighting
- Positioned to enjoy golf course views while remaining outside the direct line of play at Hole 15 tee off box
- Spacious patio ideal for outdoor dining and entertaining
- Huge front yard offers a blank canvas for additional outdoor living, gathering, or play spaces
- Mature plantings include many beautiful roses around the home and citrus trees in the front
- Newly painted exterior in designer-selected paint palette
- Newly painted garage interior; floor painted with concrete latex, non-slip paint
- Termite clearance provided