

## **Highlights, Upgrades, Included in Sale, HOA, Utilities**

### **1632 Iowa St. #B ~ Mesa Verde Villa Condos**

- Full Fresh Interior Paint - Walls, Ceilings, Closets, Doors, Baseboards, Bathroom Vanity - April 2026
- Floodlight Ring Cameras - Front Yard Patio, Side of Garage by Parking Spot - 2026, 2024
- Downstairs Rigid Core Vinyl Plank High Traffic Flooring - Anti-microbial, Extreme Scratch Resistant, Waterproof - 2024, 2025
- Full Kitchen Remodel - Removal of Pantry Wall, Shaker Soft-Close Cabinets, Quartz Countertops, Black Accent Handles & Faucets, Stainless Steel Sink, GE Smart Home Electric Range, Frigidaire Dishwasher - 2022, 2023 / LG Refrigerator - 2025
- Custom Window Treatments Throughout (Child & Pet Safe) - Downstairs Draperies & Rods - 2022
- Master Bedroom Vertical Blinds, Secondary Bedroom Motorized Duo-Lite Cell Shade, Hallway Window Cordless Cell Shade - 2023
- New Water Heater - 2023
- New Carpet on Stairs - 2023
- Walled-in Garage, Painted & Insulated Both Side Walls with Added Plywood, Outlets Added - 2022
- New Automatic Garage Door with App - 2022
- Updated Bathroom - Commode - 2022, Dual Shower Head - 2024, Lighting Fixture - 2026
- Custom Soft-Close Hallway Cabinets - 2022
- Smart Thermostat - 2022
- Dimmable Recessed Lighting - Living Room, Kitchen, Master Bedroom - 2022
- New Ceiling Fans - Dining Area, Secondary Bedroom - 2022
- Dimmable Light Fixtures - Stairway and Upstairs Hallway - 2022
- Custom Patio Landscaping with Added Privacy - Turf, Mature Palm, African Palms, Silver Sheen
- Garden Fencing with Plants and Rose Bushes - 2022
- Central Heating & Air Conditioning
- Dual Pane Windows and Sliding Door - 2015
- Exterior Walls & Ceiling Insulated - 2015
- Renovated Bathroom 2013 - Vanity, Fixtures, Tile Flooring, Tile Shower
- Upstairs Luxury Laminate Flooring - 2011
- Upstairs Hall Window Added - 2005
- Attached Single Car Garage, Storage Racks, Storage Cabinets
- Epoxied Garage Floors - 2019
- Additional Designated Parking Space
- Washer/Dryer Hookups in Garage
- Prime Interior Location, Directly Across from Pool/BBQ Area
- Walking Distance to Local Schools, Shopping, Food, Parks, Santa Ana River Trail
- 5 Miles to Beach, Biking Distance to SOCO & OC Mix
- Convenient Access to 405/55/73 Freeways, Mesa Verde Country Club, South Coast Plaza

### **Items Included in Sale...**

- LG Refrigerator 2025
- Maytag Commercial Washer 2018
- Maytag Commercial Dryer 2018
- Living Room TV
- Master Bedroom TV
- Master Bedroom - Bed Frame, Dresser, Side Tables
- Garage Racks, Garage Cabinets

### **HOA Fee & Amenities...**

- Mesa Verde Villas | 714-544-7755
- \$225 / Month
- Trash Included
- Water Included
- Association Pool & BBQ Area Included
- Resident & Guest Street Parking - Currently, No Permits Required
- Exterior Landscape & Maintenance of Exterior, Roof, Exterior Garage

### **Utilities**

- Trash: Ware
- Water: Mesa Water
- Gas: SoCal Gas
- Cable: Spectrum