

25714 Simpson Place – Features & Upgrades

Renovated Throughout | All Work Completed Within the Past 3 Years

MAJOR SYSTEMS

- Noritz NRCR 111DV tankless water heater with upgraded plumbing, expansion tank, venting, and permits
- (2) Lennox Elite Series 5-ton variable speed AC units with brand new ducting
- Lennox Signature Series variable speed furnace (Ultra Low NOx)
- Triple-zoned HVAC (downstairs, primary suite, secondary bedrooms)
- Nest smart thermostats
- Strong manufacturer warranties in place

WINDOWS, DOORS & INTERIOR

- All windows and doors replaced with Milgard dual-pane glass (lifetime warranty)
- Expansive Milgard aluminum sliding pocket doors that fully open the living space for seamless indoor/outdoor living
- Custom interior wood doors throughout
- Custom window treatments in all rooms
- 10" wide-plank Bottega Legna Cuero hardwood floors sourced from Conejo Hardwood
- Fresh interior paint in Dunn-Edwards Emerald designer finish; exterior painted approx. 2 years ago

KITCHEN

- Custom cabinetry with Blum hardware
- Taj Mahal quartzite countertops — premium natural stone slabs
- Large center island designed for gathering
- Wolf 6-burner range with griddle and professional hood
- Sub-Zero 36" refrigerator + 36" freezer + drawer refrigeration
- Bosch 8 Series dishwasher
- Built-in plumbed Miele coffee system
- Built-in Wolf microwave

- RH Machinist pendant lighting and custom shades

LIVING & FAMILY SPACES

- Dining room opened to create a more seamless, open layout
- Living Room: Vector 50" linear gas fireplace — sleek, modern, and remote-controlled
- Family Room: 54" Pro Builder Deluxe fireplace with striking custom stone surround
- Tropical Leather stone feature wall adds depth and character
- LG 77" ultra-thin OLED TV with integrated wiring
- Sonos sound system integrated with main living areas
- RH Helix chandelier and curated designer lighting
- Custom bar area ideal for entertaining

PRIMARY SUITE & BATH

- Two spacious walk-in closets
- Romantic fireplace creating a warm, private setting
- Dual showers
- Alamo 7034 Metro Thermal soaking tub
- Italian custom porcelain tile throughout
- Moen brass-core fixtures with lifetime warranty
- Backlit anti-fog mirrors
- Silent fan/heater system
- Elevated, spa-like finishes with thoughtful detailing throughout

BATHROOMS (SECONDARY & POWDER)

- Fully remodeled (except office bath)
- Italian custom porcelain tile throughout
- TOTO Neorest smart toilet (powder room); Kohler toilets elsewhere (all equipped with bidets)
- Moen brass-core fixtures with lifetime warranty

- Backlit anti-fog mirrors
- Silent fan/heater systems in all bathrooms
- High-quality custom vanities with integrated electrical outlets

TECHNOLOGY & SMART HOME

- Whole-home mesh WiFi system
- Dual Sonos systems (interior and exterior)
- Smart pool and lighting controls via app
- Hardwired media and connectivity

OUTDOOR LIVING & BACKYARD

- Professionally redesigned landscaping for enhanced privacy
- Multi-zone irrigation system on timer
- All drainage redone with ABS piping
- New concrete and upgraded patio areas
- Pre-plumbed gas and electrical for heaters and fire pit
- Pentair smart pool system (WiFi controlled)
- Outdoor shower
- Integrated landscape lighting throughout for evening ambiance

OUTDOOR KITCHEN

- Custom island with granite countertop
- Hestan premium BBQ
- Side burners and sink
- Hestan outdoor refrigerator

LIGHTING

- All new recessed lighting throughout
- RH designer fixtures
- Exterior and landscape lighting integrated with smart controls

