

# 29012 Mira, Laguna Niguel

## Property Improvements & Upgrades Summary

### ***Major Renovations & Design***

- Open-concept redesign with structural beam installation
- Expanded and reconfigured main living areas
- Modern fireplace with porcelain slab surround
- Glass staircase railings for enhanced light and aesthetics
- Level flooring with upgraded finishes throughout main level

### ***Kitchen & Living***

- Fully remodeled chef's kitchen with expanded footprint
- Large center island and custom cabinetry
- Professional-grade Thermador appliances
- Seamless flow into family room and backyard
- Large windows and sliding/folding doors for indoor-outdoor living

### ***Bathrooms & Bedrooms***

- Redesigned primary suite with dual closets
- Spa-style primary bath with dual vanities, dual showers, and soaking tub
- Updated secondary bathroom with dual sinks and modern finishes
- Enhanced natural light with added/updated windows

### ***Systems & Infrastructure***

- Updated plumbing and electrical systems
- New HVAC system and ducting
- Owned solar system with new inverter
- Pool and spa equipment upgrades and repairs

### ***Smart Home & Technology***

- Whole-home Sonos audio system
- CAT-7 wiring throughout
- Centralized tech hub for networking and media
- Smart thermostat, lighting controls, and security system

### ***Additional Features***

- Epoxy-coated garage flooring
- Resort-style saltwater pool and spa
- Large ~13,650 SF lot with hillside privacy
- Potential for future enhancements (buyer to verify)

Information deemed reliable but not guaranteed. Buyer to verify all aspects of the property.