

## **60553 Juniper Lane Upgrades and Special Features**

1. One of the very best views in Trilogy with golf course, lake and Martinez Mountain views with privacy from other homes.
2. Ideally located on the 18th hole adjacent to both the men and women's T-box for less golf balls and golfers. (Some golfers play holes 1-9 only.)
3. Golf course one-time special assessment of \$12,000 has been paid by seller.
4. New Lennox 3-ton HVAC air conditioner installed on 09/11/24 for main house.
5. New Mitsubishi thermostat installed in October of 2025 in the casita.
6. The main house has a new Venstar smart A.C. thermostat that features a touchscreen that can display a picture gallery of up to 100 photos.
7. All windows have been replaced with dual glazed Low-E windows except for 2 dining room front windows and 2 sliding doors.
8. The great room windows have been replaced with oversized "picture windows" to maximize the incredible lake, mountain and golf course views.
9. Oversized electric remote controlled patio awning with rain/wind sensor and 2 remote controls.
10. Entire house and casita were painted on the exterior 2 coats of paint on stucco and all trim in May of 2022.
11. Ten designer ceiling fans throughout. (Great room, kitchen, 3 bedrooms, master bath, casita bath, patio and 2 in the garage.)
12. El Dorado veneer stone on the front of casita, garage and front entry.
13. Master bathroom and bedroom remodeled in October of 2025. (Except master shower.)
14. Fully permitted 500 square foot legal ADU (Accessory Dwelling Unit) completed in January of 2023.
15. Denon 7.1 surround sound processor, Blu-ray player, Ben-Q 4K home theater projector, and a 120" motorized movie screen is included.
16. Great room Denon 5.1 surround sound system including 5 Klipsch high-end audiophile speakers and a 12" Velodyne subwoofer.
17. 2 laundry rooms and 2 full kitchens. (No dishwasher in the casita kitchen.)
18. Samsung Smart Hub refrigerator with interior cameras and an in-door computer for streaming videos, finding recipes, or displaying your favorite photos.
19. Frigidaire 2 door casita refrigerator with ice maker is included.
20. Casita has all stainless steel appliances including the Frigidaire refrigerator, Whirlpool microwave, and the Whirlpool 5 burner stove with double ovens.
21. Main house kitchen includes a GE Profile stainless steel double oven and microwave and a Whirlpool late model 5 burner gas cooktop.
22. GE Power Steam front loading washer/dryer and stackable washer and dryer in casita are 3 years old and included.

23. Casita 60" Sony Bravia Smart 4k flat panel TV (mounted behind the movie screen) is included.
24. Casita bedroom Samsung 50" flat panel 4K Smart TV is included.
25. Office 32" Vizio flat panel 4k Smart TV is included.
26. All rear ceiling speakers in both the great room and the casita are included. (Klipsch R5 Reference Series)
27. Casita living room and kitchen lighting is controlled locally and via "smart phone" with dimmers.
28. Great room gas fireplace with new stacked stone facing and distressed wood mantle with rope LED downlighting.
29. Cement overlay walkways by driveway and cement overlay in the courtyard and dog yard were completed in 2024.
30. Courtyard has a soothing waterfall feature with a water autofill, night up-light and program timer.
31. Both kitchens have an instant hot water circulating pump and newer Badger 5 garbage disposals.
32. Most light switches have dimmers with several having the Lutron Maestro dimmers with "Fade-to-Off" feature.
33. Custom plantation shutters in casita bedroom, casita laundry room, master bedroom, great room and formal dining room (4<sup>th</sup> bedroom).
34. Black-out shades in master bedroom, great room and casita bedroom and living area.
35. Both sliding glass doors have custom Verti-glide window treatments.
36. Custom dual window treatments on all casita windows, great room and master bedroom south and west facing windows. (1 black-out, 1 light filtering)
37. Main house A.C. unit hidden from view by a decorative vinyl plank fence.
38. South property line wall is fully stuccoed with slate accent pieces and painted to match the house.
39. 2 solid Mahogany doors to the courtyard and casita with a convenient "speak easy".
40. Updated pendant lighting and bath vanity lights in both the house and casita.
41. Master bath has a bidet toilet seat and the casita bathroom includes a heated bidet toilet seat with hot water, dryer, and bowl colored lighting.
42. Casita shower is equipped with a lighted "shower tower" with multiple spray heads, large rain head, a digital timer and a temperature readout.
43. New 2023 carriage style garage door with quiet belt drive "Smart" door opener which can be opened/closed from anywhere via your smart phone.
44. Ring doorbell and 5 hard wired exterior security cameras with a DVR recorder included.
45. Handicapped height toilets in all 3 bathrooms.
46. Brushed Nickel and Oil Rubbed Bronze shower grab bars in all 3 showers.

47. Decorator glass backsplash in kitchen, laundry rooms and all 3 bathrooms.
48. Porcelain distressed plank tile in all rooms in casita except living area (home theater) which is carpeted.
49. Granite kitchen counters and island in main house.
50. Quartz and Quartzite counters in both laundry rooms and all 3 bathrooms.
51. Rock stamped and stained concrete walkway on north side of the house and rear patio pavers.
52. Backyard natural gas fire pit and stainless steel Allegro natural gas barbeque with custom island with natural stone top.
53. Low voltage lighting in courtyard and front of casita on "dusk to dawn" timer.
54. Custom built entertainment unit with dimmable down-lighting and 2 rollouts with 3 shelves each for CD/DVD/Blu-ray storage.
55. Extended pantry shelves with decorator glass door and LED backlighting with adjustable remote control.
56. Full length hall linen cabinet for maximum storage.
57. Added master closet shelving and 5 drawer cabinet.
58. Lighted master closet shoe cabinet with glass doors is included.
59. Both laundry rooms have custom cabinets with plenty of storage.
60. 4' garage extension with New Age 24 gauge steel storage cabinets, 2 work benches, and 2 overhead storage racks.
61. Pull-down attic ladder in the garage for 2nd easier attic access and extra storage.
62. Epoxy garage floor, drywalled and painted walls with baseboards.
63. Extra garage lighting including designer halogen lights over the 2 work benches and 2 extra fluorescent fixtures for plenty of garage lighting.
64. Dog yard with custom rope lighted raised slate planter bed and a coyote safe wrought iron fence with spears.
65. Dog doors to the main house and the casita with controlled access gate to the courtyard. (Owner can remove dog doors and re-stucco if not wanted.)
66. Artificial dog friendly turf in dog yard with an Aluma Wood shade cover.
67. 9' ceilings throughout house and casita.
68. 6" crown molding in all rooms including bathrooms, kitchen, and both laundry rooms.
69. 4 1/2" and 5 1/4" new baseboards in all rooms and closets.
70. 3 master bath custom etched vanity mirrors and 2 beveled glass framed medicine cabinets.

