

WELCOME TO 2225 BOWMAN AVE | TUSTIN RANCH, CA 92782

3 BEDROOMS + OFFICE + LOFT | 3.5 BATHS | APPROX. 3,195 SQFT

ELEGANT TUSTIN RANCH HOME WITH LUXURIOUS FINISHES & SPACIOUS LIVING

INTERIOR FEATURES

- 3,195 Estimated Sq. Ft.
- 3 Bedroom Suites, 3.5 Baths
- Music Room/Office
- Loft
- Plantation Shutters Throughout
- Gorgeous Chandeliers
- Bamboo Flooring
- Fresh Interior Paint
- Flush Mount Branch Chandelier in Downstairs Hallway- \$900
- Crown Molding and Base Boards Throughout
- Interior Doors - Replaced with Solid Core Doors from MESA
- High End Fixtures
- Windows Replaced with Double Paned, Low -E Glass, Energy Efficient, UV Protection, Reflective Coat
- Lighting Throughout the Interior and Exterior of the house are LED
- Air Conditioning and Heating NEW with ECCOBEE Thermostats which can be controlled by app. Brand new vent covers throughout, split system, downstairs, 4-ton, all electric heat pump newly installed.
- California Closet Bookcase and Desk in Music Room

- Custom French Wood Exterior Doors in Kitchen, Family and Living Room with High End Fixtures
- ADT Alarm system Installed
- Wireless Magnetic Connectors (not owned)

BEDROOMS

- All Bedrooms Upstairs with Private Baths
- Closets Complete with Built-Ins from California Closets
- Custom Wood Mirrored Closet Doors in Master Bedroom, Secondary Bedroom, Third Bedroom
- Ceiling Fans in Primary, Secondary, Third bedroom and Upstairs Landing
- Bamboo Flooring in Upstairs Loft to Include Stairs, Landing, Primary Bedroom, Secondary Bedroom and Third Bedroom

LIVING ROOM, DINING ROOM & FAMILY ROOM

- Maria Theresa Chandelier Italian Very Large - \$10,000 Over Dining Table
- Custom French Doors

- Flush Mount Artisan Chandelier in Entryway - \$1200
- Stone Fireplace with Wood Mantel
- Wood Plank Feature Wall
- Dual Beverage Wine/Refrigerators Zephyr
- Quartz Countertop
- Ceiling Fan in Family Room

PRIMARY BATHROOM

- Primary Bath Fully Remodeled with New Cabinetry
- Chandelier value \$8,000
- Soft Closing Drawers and Doors
- High End Fixtures
- Travertine Floors
- Double Kohler sinks with new fixtures
- Granite Counter Tops
- Soaking Bath Tub
- Shower with Rainfall Shower Head
- Brand New Toilet
- Exhaust Fan with Light
- LED Recessed Lighting
- High End Framed Vanity Mirror

SECONDARY BATHROOM

- Secondary Bath Fully Remodeled with New Cabinetry Soft Closed Drawers and Doors
- Kohler Fixtures for Both Shower and Vanity
- Tile Floors
- Exhaust Fan with Light
- Mirrored Medicine Cabinet
- High End One-Of-A-Kind Vanity Mirror
- LED Recessed Lighting

THIRD BATHROOM

- Remodeled Cabinetry with Soft Close Drawers
- Kohler Sink, New Toilet
- LED Recessed Lighting
- Medicine Cabinet
- High End Framed Vanity Mirror

POWDER BATH DOWNSTAIRS

- Custom Cabinetry
- Copper Vessel Sink
- High End Fixtures
- New Toilet
- Stone Walls on Two of the Walls
- High End Framed Mirror

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KITCHEN

- Fully Remodeled Kitchen, Complete with Custom Cabinetry
- Custom French Wood Doors
- Granite Countertops
- High End Light Fixture Over Center Island \$1600
- Extra-Large Stainless Sink with Stainless Steel Appliances
- Viking Gas Cook Top with Vent Hood
- Thermador Refrigerated Drawers
- Thermador Dishwasher
- KitchenAid Built-In Refrigerator
- GE Profile Microwave with Stainless Steel Trim Kit
- KitchenAid Trash Compactor
- LED Recessed Lighting

LAUNDRY ROOM

- Custom Cabinetry with High End Fixtures
- Lighted Exhaust Fan
- Stainless Steel Sink
- Gas Hookup for Dryer

GARAGES

- 3 Car Garage
- Electrical Panel with Sub Panel Ready for Electric Car Charging
- Wall to Wall Built-In Cabinets in Two Car Garage
- Wired 220 Power
- Finished Third Car Garage
- Water Heater with Recirculation Pump Complete with Timer
- Garage Entry Doors for 2 Car Garage and 3rd Garage Garage Door with My Q Smart Link Entry
- Keyless Entry for Both Garage Door
- Culligan Water Softener (not owned)

EXTERIOR FEATURES

- Gated Community Across from Tustin Ranch Golf Club
- 6,380 Lot Estimated
- Leased Solar with Backup Battery Installed One Year Ago \$267 Month
- Exterior Lighting with Dawn to Dusk LED Light Bulbs

- Patio Cover- Permanent Patio Cover with Ceiling Fan
- Stained Concrete - Driveway, Walkways, Patio
- Gas BBQ with Additional Burners
- Outdoor Wood Burning Free Standing Stone Fireplace
- Putting Green with LED Lighted Cups
- Above Ground Jacuzzi with Gazebo
- Sprinklers - Automated drip system for entire property
- Landscape Lighting Front and Back
- Custom Iron Double Entry Doors- \$14,000
- Custom Wood Side Entry Gate to Backyard
- Custom Gate for Air Conditioning Condenser Access
- Low Maintenance, Water Efficient Plants
- Fully Landscaped Front and Backyard
- Wrought Iron Gate Entryway
- Flagstone Walkway on Side of House
- Wood Pergola Covering Porch off Dining Room
- Fountain in Backyard

AWARD WINNING SCHOOLS

- Ladera Elementary School
- Pioneer Middle School
- Beckman High School
- Tustin Memorial Academy
- Legacy Magnet Academy

No Mello-Roos

Low HOA of \$135/Month