

# FEATURE LIST

4305 WILLOW TREE LN, YORBA LINDA

4 BEDROOMS | 3 BATHROOMS | 2,649 SQFT



## **MAIN LEVEL LIVING**

- DRAMATIC VAULTED BEAMED CEILINGS
- CLASSIC BRICK FIREPLACE WITH TRADITIONAL MANTLE DETAILING
- WET BAR WITH AN UNDERMOUNT SINK
- ELEGANT PLANTATION SHUTTERS THROUGHOUT MAIN LEVELS
- POLISHED FRENCH DOORS OPENING TO THE BACKYARD GETAWAY

## **KITCHEN**

- WHITE TILE COUNTERTOPS AND MATCHING BACKSPLASH
- WHITE APPLIANCES MAINTAINING MONOCHROMATIC STYLING
- PREMIUM PLANTATION SHUTTERS
- CENTRAL CEILING FAN OPTIMIZING VENTILATION AND COMFORT

## **PRIMARY BEDROOM / BATHROOM**

- VAULTED BEAMED CEILINGS
- SPACIOUS RETREAT THAT CAN EASILY CONVERT TO A BEDROOM
- DUAL WALK-IN CLOSETS WITH CUSTOM STORAGE BUILT-INS
- UPGRADED DUAL VANITIES SPORTING CONTEMPORARY PREMIUM HARDWARE
- SEPARATE SOAKING TUB
- DESIGNER LIGHTING
- CUSTOM WALK-IN SHOWER FEATURING DETAILED TILE BACKSPLASH
- NATURAL LIGHT SUPPLEMENTED BY OVERHEAD SKYLIGHT RIGHT OUTSIDE THE BEDROOM

## **SECONDARY BEDROOMS**

- CONVENIENT MAIN-LEVEL BEDROOM WITH RICH HARDWOOD FLOORING
- UPSTAIRS GUEST BEDROOM - ONE FEATURING VAULTED BEAMED CEILINGS AND CUSTOM BUILT-INS WHILE THE OTHER HAS A WALK-IN CLOSET PAIRED WITH ADDED STORAGE FOR CONVENIENCE

## **SECONDARY BATHROOMS**

- DOWNSTAIRS BATH BOASTING AN UPGRADED VANITY
- THE UPSTAIRS BATH HAS TILE FLOORING STRETCHING ACROSS THE BATHROOM AND A WALK-IN SHOWER AND TUB COMBINATION

## **BACKYARD**

- EXPANSIVE PARCEL ZONED FOR ONE HORSE
- IN-GROUND FENCED POOL MEASURING SIX FEET DEEP
- GAS HEATED SPA WITH CUSTOM TILEWORK
- BUILT-IN BARBECUE ISLAND COMPLETE WITH PREPARATION SINK AND BEVERAGE FRIDGE
- COVERED PATIO SPACE WITH DUAL FANS
- BEAUTIFUL MANICURED GRASS LAWNS
- LEMON AND ORANGE TREE

## **ADDITIONAL FEATURES**

- PRIVATE CUL-DE-SAC POSITIONING INSIDE PRESTIGIOUS NEIGHBORHOOD
- COMPLETE INTERNAL PLUMBING SYSTEM INFRASTRUCTURE RE-PIPE UPGRADE
- SPACIOUS THREE-CAR GARAGE PROVIDING SUBSTANTIAL VEHICLE STORAGE
- SMART HOME SAFETY VIA DOORBELL CAMERA
- FREEDOM OF OWNERSHIP WITH ZERO HOA FEES