

Features and upgrades for 17392 LOS ALISOS, Lake Elsinore

4299 sq feet, multi level. South facing. Fully fenced.

Mostly hardscaped driveway with properly draining and constructed gravel parking. 2 car garage. 1250 sq feet great room.

House is designed with cross ventilation.

3 individual heat/ac, 13 seer split systems with solid metal and metalized flex ducting triple sealed. 3 x AC/s condenser units installed on the North side

Dual pane Andersen doors and windows throughout except: entry doors.

Triple pane at the main entry and transom.

Totally rewired in 2003. 400 amp main with 200 am sub+ 125 amp sub at the pool + 70 amp at workshed + 100 amp at the observatory

From the left side of the home to the gym doors (right front side) the building is reinforced concrete block with rebar. The gym, laundry and shower bath in between, the sauna and garage are of conventional wood frame including the master bedroom/bathroom

90+% of the exterior building walls are reinforced filled concrete block

Full 2003 gas generator and transfer switch to supply basic power to the house

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**Full smoke detector/carbon monoxide detection system
12 units**

Ceiling paddle fans

Bathrooms Panasonic whisper extraction fans.

Fully Arc Fault Circuit Interruption breakers in the electrical system.

Upgraded commercial insulation in all areas

Low flow plumbing fixtures/toilets

220 volt available at the garage. Reinforced concrete masonry construction and part framed.

Pool with energy pump.

Two 500 gallon propane tanks 1 available for purchase, 1 leased.

2003, 3 inch plastic welded gas supply lines

Cat 5 and coaxial cable in each room including bathrooms.

On demand pumped water system

Whirlpool tub

**2 @ 30 inch gas cooktops + 2 ovens . Microwave. Dishwasher,
Wine fridge.**

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“Observatory”: concrete construction with toilet. 345 sq ft.
Great ADU potential, utilities in.

Two horse barn and sealed tack room, Metal/wood barn. 450 sq ft.

Garage: attached. 462 sq ft

Professional size tennis court needs refurbishment. Used for various storage fenced with power,. 60 x 120 4 inch slab 6 inch edges.

1000 feet of grape vines. Fruit trees

Seasonal ponds

Views for 60 miles from the house upper level.

Energy system resulting in lower utility bills.

Low HOA.....