



SIGNATURE UPGRADES & IMPROVEMENTS

Kite Hill Residence

24002 Cormorant Ln., Laguna Niguel, CA

A thoughtfully enhanced home featuring refined interior, exterior, and outdoor-living improvements designed for comfort, style, and everyday ease.

INTERIOR SYSTEMS

- ✓ Complete PEX plumbing re-pipe
- ✓ New A/C, heater, and HVAC system
- ✓ Upgraded electrical, lighting, fixtures, switches, and dimmers
- ✓ Premium Cat 6 wiring with integrated security prep and door/window sensors

APPLIANCES & LAUNDRY

- ✓ Custom-paneled refrigerator and beverage/wine cooler
- ✓ 48-inch gas range with griddle and convection technology
- ✓ Custom range hood, drawer microwave, and stainless dishwasher
- ✓ New black steel stackable washer and dryer

POOL, SPA & REAR YARD

- ✓ Pentair IntelliCenter smart pool and spa automation
- ✓ Replastered pool and spa with new PebbleTec finish
- ✓ New deck, pavers, and permitted retaining wall for added usable space
- ✓ Built-in fire pit, bench, and BBQ area with grill, refrigerator, sink, and burner

KITCHEN & LIVING SPACES

- ✓ Remodeled kitchen with lacquer-painted custom cabinetry
- ✓ Calacatta porcelain counters with matching waterfall island
- ✓ Walk-in pantry with custom small-appliance counter
- ✓ Custom cabinetry throughout and new LVP flooring

BATHS, FIREPLACES & FINISHES

- ✓ All bathrooms remodeled with custom white oak cabinetry
- ✓ Designer tile and upgraded bathroom flooring
- ✓ Updated fireplaces with new mantels, porcelain, and marble surrounds
- ✓ New plumbing fixtures, fresh paint, and epoxy-coated garage floor

FRONT EXTERIOR & CURB APPEAL

- ✓ New custom three-car garage door system
- ✓ Brand-new front door, side gates, and pool-equipment enclosure
- ✓ Newly paved driveway and front sitting area with paver hardscape
- ✓ Smooth stucco, siding, and new exterior paint throughout