

# Premium Property Upgrades

20600 VIA VERONICA

## Gourmet Kitchen & High-End Appliances

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- **Chef's Kitchen:** Fully upgraded culinary space featuring custom wood cabinetry, premium quartz countertops, and a striking extended waterfall island.
- **Pro-Series Range:** High-end 36" Monogram range equipped with 6 burners.

## Luxury Bathrooms & Living Spaces

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- **Spa-Like Bathrooms:** Fully upgraded bathrooms showcasing elegant marble accents, 3/8" frameless shower glass, and a freestanding soaking tub.
- **Primary Bath Comfort:** Upgraded dedicated heater/exhaust fan in the primary bathroom.
- **Premium Flooring:** Luxury Vinyl Plank (LVP) flooring running seamlessly throughout the upstairs and common areas.
- **Bonus Room & Laundry Upgrades:** High-quality upgraded countertops in both the bonus room and laundry room.
- **Bonus Room Comfort:** Dedicated ceiling fan in the bonus room.

## Smart Home Tech & Seamless Connectivity

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- **Enterprise-Grade Networking:** Wired Ethernet connections throughout the home, paired with a central hub and 2 Wi-Fi beacons for absolute full-home wireless coverage.
- **Seamless Entertainment:** Custom-wired connections pre-installed above the family room fireplace for a clean, completely hidden-wire TV installation.
- **Smart Automation & Safety:** Integrated Google Nest doorbell, Nest thermostats, and modernized Nest smoke and CO (carbon monoxide) alarms.

## Climate Control & Infrastructure

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- **Dual Whole-House Fans:** Two separate whole-house fan systems—one dedicated to the main home and a second independent system dedicated to the primary suite.
- **Premium Windows & Doors:** Window replacement using industry-leading Andersen and Milgard windows, paired with an energy-efficient Therma-Tru front entry door.
- **Modern Lighting:** Recessed LED lighting installed throughout the entire home, including all bedrooms.
- **Pure Water Systems:** Comprehensive whole-house water filtration system paired with a dedicated reverse osmosis drinking water system.

## Garage & Exterior Enhancements

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- **Finished Garage:** Pristine, durable epoxy-coated garage floors and an upgraded, energy-efficient insulated garage door.
- **Fresh Paint:** Professionally executed full interior and exterior home painting.

