

FEATURE LIST

118 TOMAHAWK, IRVINE

4 BEDROOMS | 4 BATHROOMS | 2,860 SQFT



MAIN LEVEL LIVING

- MATTE PORCELAIN TILE STACKED BOND FLOORING
- SEAMLESS OPEN FLOORPLAN WITH SOARING VOLUMES
- MULTI-SLIDE PANORAMIC GLASS POCKET DOORS
- INTEGRATED SMART HOME DATA WIRING NETWORK
- WHOLE HOUSE FAN

KITCHEN

- OVERSIZED CENTER ISLAND WITH BAR SEATING AND STORAGE UNDERNEATH
- WOLF APPLIANCES - STAINLESS STEEL
- DOUBLE-DOOR WALK IN PANTRY
- WHITE SHAKER CABINETS WITH UPGRADED HARDWARE
- DEDICATED 220V APPLIANCE POWER OUTLET LINE
- QUARTZ COUNTERS

PRIMARY BEDROOM / BATHROOM

- TRAY CEILING WITH RECESSED LIGHTING
- ELEVATED PANORAMIC ROLLING HILLSIDE VISTA VIEWS
- WEAR RESISTANT LUXURY VINYL PLANK FLOORS
- DUAL WHITE SHAKER VANITY
- MARBLE FLOORS
- STAND ALONE SOAKING TUB
- WALK-IN SHOWER WITH FRAMELESS ENCLOSURE
- RECESSED LIGHTING
- WALK-IN CLOSET

SECONDARY BEDROOMS

- GUEST SUITE HAS PORCELAIN FLOORING
- ONE OF THE ROOMS HAS A JULIET BALCONY
- PLANTATION SHUTTERS
- VINYL WOOD PLANK FLOORING
- WHITE WOOD SLIDING CLOSET FACADES
- MULTI SPEED CEILING FAN

SECONDARY BATHROOMS

- SINGLE VANITY WITH SHAKER CABINETS AND UPGRADED HARDWARE
- GLAZED CERAMIC TILE TUB SHOWER SURROUND
- RECESSED LIGHTING
- LOW FLOW WATER CONSERVING PLUMBING FIXTURES

BACKYARD

- EXTENDED INDOOR OUTDOOR PORCELAIN TILE LOGGIA
- CUSTOM MASONRY FIRE PIT INTEGRATED PERIMETER SEATING
- BUILT IN SUMMER KITCHEN BARBECUE ISLAND
- PREMIUM LOW MAINTENANCE SYNTHETIC TURF LAWN
- MOTORIZED RETRACTABLE WEATHER PROTECTION AWNING
- OVERSIZED PRIVATE YARD - GREAT FOR ENTERTAINMENT
- UNOBSTRUCTED OPEN SPACE WITH HILLSIDE CANYON VIEWS

ADDITIONAL FEATURES

- MULTI FUNCTIONAL BONUS LOFT MEDIA CABINETRY
- HIGH EFFICIENCY TANKLESS HOT WATER SYSTEM
- PAID SOLAR
- REVERSE OSMOSIS
- DIRECT ACCESS TWO-CAR CHARGING READY GARAGE