

# PROPERTY UPGRADE SUPPLEMENT

Premium Features & Custom Finishes

2243 Via Puerta #G | Laguna Woods, CA

## FLOORING & TRIM

- Designer-selected white tile throughout the entire unit, coordinated to complement kitchen cabinetry
- 5-inch baseboards installed throughout the unit for a refined, upscale finish
- Crown molding installed throughout the entire unit for an elegant, polished look

## KITCHEN

- Natural light ceiling detail with crown molding accent for an elevated kitchen aesthetic
- Two-tone custom-designed kitchen cabinetry extending to the ceiling, maximizing storage capacity
- Under-cabinet low-voltage LED strip lighting for ambiance and task illumination
- Designer-selected high-end Quartz countertops
- Designer-selected high-end Quartz backsplash
- Dedicated extra kitchen faucet for drinking water
- High-end pull-out drawer system for first pantry with tray divider on top
- Double-sided door opening for second pantry — enhanced accessibility
- Counter-depth side-by-side refrigerator

## LAUNDRY & UTILITY

- Double-sided door opening for laundry cabinet for improved access, with humidity-control exhaust fan installed on top
- In-unit full-size washer and dryer included
- Water heater relocated to exterior patio — frees interior storage, eliminates heat, noise, and water damage risk
- Hot water and partial cold water main shut-off valves installed inside the unit

## CLIMATE & ENERGY

- Mini-split cooling and heating system for both living room and bedroom — efficient, zone-controlled comfort

## LIGHTING

- Recessed lighting in living room, dining room, hallway, and kitchen
- Patio recessed lighting with interior wall switch
- Living room ceiling center electrical wiring pre-installed — ready for chandelier or ceiling fan

## BATHROOM

- Full-size custom walk-in shower with sliding glass door and custom-built foot rest for added convenience
- Custom-designed bathroom vanity with top-mount sink

## PATIO & EXTERIOR

- Patio storage unit housing the water heater
- New patio sliding door with built-in locking system — can serve as a secondary entrance
- New entry door and windows installed throughout

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*This supplement is provided as part of the listing for 2243 Via Puerta #G, Laguna Woods, CA | All upgrades completed by licensed contractors*