

✨ **Property Highlights & Major Upgrades**

Curb Appeal & Exterior Features

- Entire landscaping redone with drought-tolerant plants and decomposed granite (DG).
- Working pond system; dry bed added for modern look (motor still in place for optional waterfall).
- Underground water system—no sprinklers needed.
- Security cameras installed.
- All-new front entrance with professional landscaping and 13-foot custom pivot glass front door.
- Outdoor Tesla EV charger and multiple bearing fruit trees.
- Outdoor Zen seating area overlooking the ocean.

Outdoor Living & Entertainment

- Fully remodeled outdoor kitchen with stove top range, grill, fridge, sink, and ice maker.
- New stone patio with integrated drainage and outdoor lighting.
- Second outdoor kitchen near pool with BBQ, TV, and under-bar lighting.
- Built-in outdoor heaters and ceiling lights.
- New white pine ceilings and lighting throughout outdoor spaces.
- Accordion-style sliding doors open to create true indoor/outdoor single-level living.
- New sunset fire pit with natural gas.
- Third outdoor seating area with gas fireplace.
- Remote-controlled outdoor movie screen on upper balcony.

Spa & Wellness

- Entire spa rebuilt: new tile, lighting, and motor.
- Jacuzzi controlled via wall pad or phone app.
- Outdoor gym next to full bathroom with shower.

- Skylight installed above gym.

Interior Upgrades & Design

Living & Entertainment Areas

- All-new hardwood floors (installed 2017) flow naturally throughout.
- Raised archways for architectural flow and open feel.
- Working gas fireplace and WiFi-connected TV in living room.
- Sliding doors raised to match kitchen window sightlines for full ocean views.
- New beam added across kitchen/dining to elevate ceilings and increase natural light.
- White tile feature wall in family room behind TV and fireplace.

Award-Winning Chef's Kitchen

- San Diego's Best New Remodel Winner!
- Entirely rebuilt to one level with new custom white pine cabinetry.
- Touch-close drawers and motorized trash drawer.
- In-island fan, electrical plugs, and sink with hot water tap, disposal, and soap dispenser.
- New Kitchenaid dishwasher, convection ovens (top & bottom), in-counter microwave.
- Fisher & Paykel refrigerator with custom wood handles.
- Disappearing bar + walk-in pantry with beverage fridge, JennAir coffee maker, TV, and labeled electrical panel (other half in garage).
- Built-in lighting under countertops and bar.

Dining Room & Built-ins

- Custom cabinetry with integrated lighting.
- Built-in desk with wall pad to see front door visitors.

Technology & Smart Home Systems

- ADT alarm system with 3 control pads (entry, mudroom, primary suite)—shows weather and controls.
- Crestron lighting system throughout most of the house; newer areas have 1:1 programmable lighting.
- Pad inside controls Jacuzzi, lights, heaters.
- App-controlled thermostat and lighting features.
- WiFi and simple modern security system stored near office.
- Hikvision gate camera system installed.

Bedrooms & Bathrooms

Primary Suite

- Fully rebuilt suite with raised windows and sliding doors to private balcony.
- 100" projection wall for TV, remote blinds, gas fireplace.
- All-new primary bath with custom cabinetry, rain shower, 3 shower heads, freestanding tub, heated floors with control pad, backlit mirrors, ladies vanity, and separate toilet room.
- Walk-in closet with new carpet.

Bedroom Suites

- **Ensuite 1:** New hardwood floors, remote blinds, new bathroom with shower, large ocean-facing balcony.
- **Ensuite 2 (Guest Room):** New carpet, new windows with track drapes, updated bath with new sink, lighting, and tub.
- **Ensuite 3 (Gym/Guest Space):** Near full bathroom with shower.

Other Interior Spaces

- Office with new carpet, lighting, AC + additional remote AC unit.
- Half bath near office with new wallpaper and HVAC system above.
- Mudroom/laundry has alarm pad and system controls.

- Foyer outside primary suite features custom-built seating.
- Upstairs and hallway: New hardwood flooring, two linen closets.

Mechanical & Utility Systems

- Multiple HVAC systems (5 total):
 - Servicing downstairs, living room, upstairs, movie room, and primary side.
- Tankless water heaters for guest bedrooms.
- Traditional hot water tank for main house (hallway).
- Pull-out drawers added to garage.
- Garage includes water softener system (optional use).
- Utility intake and sprinkler systems accessible from garage side.