

Seller Upgrades & Enhancements

Thoughtfully curated and meticulously executed, this residence has been elevated with premium upgrades designed to enhance comfort, security, and modern living.

Landscape & Structural Enhancements

Professionally engineered slope stabilization by Alpha Structural (2024), completed under licensed design with full supervision.

- Advanced drainage solutions implemented for long-term stability
- Drought-tolerant rosemary landscaping for erosion control and sustainability
- Integrated irrigation system for long-term vegetation health

Security & Smart Home Features

- Enhanced perimeter privacy with newly installed front-side fencing
- Comprehensive security system with cameras, motion sensors & glass-break detection
- Safety film installed on key windows and sliding doors for added protection
- Full smart home automation system controlling lighting, climate & security
- Smart locks on all entry points for seamless, keyless access
- Electric vehicle (EV) charger installed

Comfort & Convenience

- Motorized window shades and blackout treatments for privacy, comfort & energy efficiency
- Exterior awning added to protect entryway from the elements

Whole-Home Audio & Entertainment

- Built-in distributed sound system with in-ceiling speakers throughout
- Powered by three Sonos amplifiers for seamless, high-quality audio
- Outdoor speaker integration for elevated indoor-outdoor living

Wellness & Maintenance

- Whole-home water softener system
- Preventative subterranean termite treatment with 3-year warranty (expires June 2027)

Additional Features

- TV mounts installed in all primary living areas and bedrooms (approx. 44"–60")