

EXCLUSIVE OPEN HOUSE PRESENTATION

# 6322 E West View Drive

Orange, CA • Panoramic Catalina Island Views • Complete Luxury Renovation

TOTAL RENOVATION

**\$138,350 Spent**

PROPERTY CONDITION

**100% Move-In Ready**

LOCATION HIGHLIGHT

**180° Views & Pool  
Across**

## Like-New Masterpiece — Zero Renovations Needed

Over the past 12 months, this magnificent property underwent a total ground-up restoration totaling over **\$138,000 in premium updates**. Featuring brand-new windows, luxury flooring, designer lighting, fully remodeled bathrooms, and a modern chef's kitchen with top-tier appliances. *Close escrow on Friday & move right in on Monday!*

### KEY FEATURES & HIGHLIGHTS

- **Panoramic Views:** Unobstructed 180° views out to Catalina Island & beyond.
- **Prime Location:** Steps from community pool directly across the street.
- **New Windows & Trim:** All-new energy-efficient windows with upscale custom interior casing (\$40.5k value).
- **Primary Spa Bath:** Brand new vanity, flooring, custom glass shower, and soaking tub (\$21k value).
- **Designer Interiors:** Custom organized closets, fresh paint, and rich interior crown moldings.
- **Smart Home & Tech:** Outside camera security system & keyless front door smart lock.

### 12-MONTH RENOVATION LOG

| IMPROVEMENT ITEM                    | INVESTMENT       |
|-------------------------------------|------------------|
| New Windows (Whole House)           | <b>\$35,000</b>  |
| Exterior Paint & Custom Patio Cover | <b>\$25,000</b>  |
| Primary Suite Spa Bathroom          | <b>\$21,000</b>  |
| Kitchen Overhaul & New Appliances   | <b>\$17,500</b>  |
| Interior Paint & Custom Molding     | <b>\$9,300</b>   |
| Custom Organized Closets            | <b>\$7,500</b>   |
| Lighting Fixtures & Smart Switches  | <b>\$5,000</b>   |
| Flooring, Fencing, Garage & Tech    | <b>\$18,050</b>  |
| <b>Total Renovations Invested</b>   | <b>\$138,350</b> |

## Turn-Key Elegance • Unmatched Views • Outstanding Value

For private showings, disclosures, or additional details, please contact the listing agent today.