



Upgrades at 44 Tierra Montanosa, Rancho Santa Margarita:

- All plumbing connections replaced
- New luxury lighting, ceiling fans, electrical plugs, outlets, alarm system, and carbon monoxide detectors
- Whole-house water filtration system (Filtersorb Puragain), including a 6-stage alkaline drinking water system in the kitchen
- All major appliances upgraded, including:
 - Bosch 800 Series dishwasher
 - Samsung smart refrigerator
 - Samsung smart oven
 - Samsung washer and dryer

Additional upgrades include:

- Both floors upgraded with luxury vinyl flooring
- New baseboards throughout
- Renovated fireplace
- Fully upgraded bathrooms

The primary suite features:

- Custom walk-in closet
- Custom double vanity
- Smart mirrors
- Fully renovated bathroom with barn doors and a fully tiled European rain shower

Exterior and garage upgrades:

- New automatic sprinkler system in the yard
- Fully installed EV charger in the garage

Security:

- Whole-home Vivint security system (all equipment paid for), including cameras, window sensors, garage sensors, and a glass-break sensor. Monthly monitoring is approximately \$25.