

21975 Trailway, Lake Forest UPGRADES LIST

Spa/Pool (Spool) with Badu Jet System and Salt water fusion system with Gas Heater

Separate Compostable Restroom outside

Finished Shed with AC and Heat

Level 2 EV Charging in Garage

Insta-hot water in the kitchen

Orbit B-Hyve irrigation system

Vocalbooth Double Walled Soundproof Studio in the Garage with its own AC and Ethernet (A \$60k value!)

AC and Whole House Fan added in 2018

Tankless Water Heater added in 2019

Water Drop Reverse Osmosis System

Aquasana Whole House Water Filter

SunPower/Enphase Solar 20 Panels in 2017 with 25 year transferable warranty(Paid off and Owned!)

Interior of Home painted August 2026

Exterior of Home painted July 2025