APPLAUSE
REAL ESTATE

FEATURES & UPGRADES

26875 Montseratt Court | Murrieta, CA 92563

PROPERTY HIGHLIGHTS

A thoughtfully improved single-story home with flexible living space and an entertainer's backyard.

3 BEDROOMS	2 BATHROOMS	SEPARATE CASITA
Single-story main residence	Main residence	Bathroom + kitchenette

BACKYARD & OUTDOOR LIVING

- Heated saltwater pool and spa with Pebble Tec finish (2022)
- Expanded concrete hardscape throughout the back and side yards (2022)
- Insulated solid Alumawood/Duralum patio cover with four LED lights, fan/light, and two GFI outlets (2021)
- Built-in BBQ island, gas fire pit, and entertainment wall (2021)
- Filled and capped block wall along the right side yard (2022)
- Vinyl fencing along the left side yard (2021)
- Enclosed California patio privacy wall (2022)
- Additional ceiling fan in the California patio area (2021)

FRONT, COURTYARD & ENTRY

- Vinyl front and right-side gates (2022)
- Extended concrete driveway and solid block wall (2022)
- Artificial turf in the courtyard and entry area
- New front-yard landscaping

SECURITY & GARAGE STORAGE

- Lorex security camera system with five exterior-mounted cameras, an NVR for recording and viewing, a 24-inch monitor, and mobile app access
- 4-foot by 16-foot ceiling-mounted storage rack system in the garage

INTERIOR & FLEXIBLE LIVING

- New interior paint throughout
- Tile flooring in the primary bedroom and adjacent bedroom/office (2020)
- Vinyl flooring in Bedroom 3 (2023)
- Remodeled separate casita with private bathroom and kitchenette (2021)
- Casita improvements include an upgraded window seal, fresh paint, and a new door with window and door jamb (2021)

GARAGE, ELECTRICAL & COOLING

- Insulated, double-panel garage door with a direct-drive motor for exceptionally quiet operation
- Bradford White water heater with four-year extended warranty
- Insulated garage walls with 5/8-inch drywall on the sides and upper areas
- RaceDeck garage flooring
- Electrical service upgraded from 100 amps to a 200-amp panel (2023)
- QuietCool whole-house fan (2023)

SOLAR

- 24 total solar panels: 10 purchased panels added to the existing 14-panel leased system (2023)

Seller-provided information; buyer to verify all features, permits, systems and improvem