

PROPERTY FEATURES & ENHANCEMENTS

1736 CHUTE DRIVE | HEMET, CA 92545



4 BEDROOMS
Downstairs bedroom
+ full bathroom

3 BATHROOMS
Versatile two-story
layout

2,591 SQ. FT.
Built in 2022

GREENBELT
No homes directly
behind

ENERGY, COMFORT & EFFICIENCY

- **Fully paid-off solar system** - no solar lease payment.
- **Tesla Wall Connector** in the garage for convenient at-home EV charging.
- **Dual-zone HVAC** for separate upstairs/downstairs comfort control.
- **Tankless water heater** for efficient on-demand hot water.
- **Dual-pane insulated windows** designed to improve temperature control.
- **Plantation shutters throughout** for privacy, light control and a finished look.

LANDSCAPING & WATER MANAGEMENT

- **Automatic irrigation** serving both front and backyard landscaping.
- **Weather-responsive watering controls** that can skip watering during rain and be adjusted during periods of extreme heat.
- **Large landscaped backyard** backing to the community greenbelt.

KITCHEN

- **Granite countertops and backsplash** with a large center island.
- **Walk-in pantry** and open connection to the main living area.
- **Gas range, microwave and dishwasher** included.

SMART HOME & SECURITY

- **Four solar-powered Ring exterior cameras** with HD video, night vision, two-way communication and floodlight capability.
- **Ring interior sensors and alarm components** at doors and selected interior locations.
- **Automated front porch and exterior house lighting** with programmable timer controls.
- **Bathroom timer controls** for lights and exhaust fans.

INTERIOR FINISHES & FLOOR PLAN

- **Luxury vinyl plank flooring** in the main living areas downstairs and upstairs.
- **Upgraded memory-foam carpet padding**, including the stairs.
- **Fresh interior paint** and recessed lighting.
- **Downstairs bedroom and full bath** - ideal for guests, multigenerational living or a home office.
- **Generous upstairs loft** for a media room, office, playroom or second living area.

MORE TO LOVE ABOUT 1736 CHUTE DRIVE

SADDLE POINT | NEWER CONSTRUCTION + THOUGHTFUL OWNER ENHANCEMENTS

PAID-OFF SOLAR | TESLA EV CHARGING | GREENBELT BACKYARD | DOWNSTAIRS BED + BATH | UPSTAIRS LOFT

BACKYARD & SETTING

- East-facing landscaped backyard overlooking the community greenbelt.
- No homes immediately behind the property, creating a more open backyard setting.
- Refreshing afternoon breezes from the direction of nearby Diamond Valley Lake.
- Concrete patio/slab and automatic irrigation.

ADDITIONAL HOME FEATURES

- High ceilings and open floor plan.
- Walk-in closet in the primary suite.
- Double sinks in the primary bath and walk-in shower.
- Individual upstairs laundry room with gas dryer and washer hookups.
- Attached two-car garage.

SADDLE POINT COMMUNITY

- \$120 monthly HOA.
- Community pool and spa.
- Clubhouse and playground.
- BBQ and outdoor cooking areas.
- Neighborhood hiking/walking trails and maintained common areas.



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Important: This feature summary is provided for marketing convenience. Information regarding owner-installed improvements, equipment capabilities, HOA amenities and other property features is based in part on seller-provided information and should be independently verified by buyers and their agents. Smart-home features may require compatible accounts, subscriptions, apps or transfer/setup by the buyer.