

HOME IMPROVEMENTS & UPGRADES

26843 Orchid Tree Avenue, Murrieta CA

The following improvements, renovations, and custom upgrades have been completed at the property:

EXTERIOR & OUTDOOR LIVING

- Complete new deck above the outdoor living area.
- New custom deck with custom wood columns, tongue-and-groove (T&G) wood ceiling at the underside, waterproofing at the topside, and custom wrought-iron railing.
- Outdoor living area with TV, custom wood ceiling, and surround sound.
- Custom rock work throughout the outdoor living area.
- Stucco work completed at the outdoor living area.
- Custom-built gazebo with fireplace and wood ceilings.
- Custom wood columns with custom rock bases.
- Custom rock work at firepit.
- New custom wall with cap and steps.
- New custom rock wall with cap at gazebo.
- Rock work at outdoor fireplace, including rock and cap at firepit wall.
- Rock/flagstone walkway installed between the house and pool.
- Flagstone walkway installed along the backside of the pool.
- New Milgard double doors with glass installed from the family room to the backyard.
- New Milgard double doors with glass installed from the bonus room/bedroom to the backyard.
- Two large windows added in the family room, replacing smaller windows to enhance the view.
- Custom ceiling fan installed at gazebo.
- Custom ceiling fans installed in living areas.
- Wired lighting and speaker system installed at gazebo.
- Exterior lighting installed throughout the backyard, side yard, and front yard.
- Custom landscape lighting installed at trees and plants throughout the backyard, side yard, and front yard.
- Exterior speaker system installed underneath the new deck and at gazebo.
- Solar panels installed on the roof for pool.

INTERIOR IMPROVEMENTS

- Crown molding and larger upgraded baseboards installed throughout the entire house.
- New wood flooring installed throughout the second level to match the lower-level flooring.
- New wood flooring installed in the bonus room/bedroom.

- Smooth-coat finish applied to walls and ceilings throughout the entire house.
- Entire house repainted following completion of the smooth-coat work.
- New wall added to upstairs office with pocket door.
- New tile and backsplash installed in upstairs bathroom.
- New tile and backsplash installed in lower-level powder room.
- Whole-house surround sound speaker system installed throughout the living room, family room, kitchen, master bedroom, and master bathroom.
- Custom ceiling fans installed in living room.

LANDSCAPING & IRRIGATION

- Complete front and backyard landscape renovation.
- Multiple palm trees and various tropical plants added throughout the property.
- Olive trees and citrus trees added to the landscaping.
- New hedge installed along the backyard fence line.
- Hedges added around backyard air-conditioning units.
- Irrigation system installed for the backyard slope.
- Custom landscape lighting installed throughout the front yard, side yard, and backyard, including lighting at trees and plants.

CUSTOM FEATURES & Hardscape

- Extensive custom rock work throughout exterior living areas.
- Custom rock work at fireplace and firepit areas.
- Custom wood columns with natural rock bases.
- Custom rock walls with finished caps.
- Custom flagstone walkways and hardscape improvements surrounding the pool and outdoor living areas.