

17115 Tam O Shanter Drive

Upgrades and Features

Poway CA 92064

Our home improvements and features are listed below, with dates where available. Approximate dates are identified separately.

Improvements by date

Date	Upgrade or improvement
February–October 2019 Approximately	Replaced flooring throughout the home; replaced and upgraded lighting throughout; replaced approximately 90% of the interior doors; and repainted the interior throughout, with whole-house painting completed in February 2019. Replaced the toilets in the guest and primary bathrooms. Updated floor-to-ceiling mirrored closet doors, upgraded the primary closet and replaced the primary bathroom vanity.
October 2020	New concrete and drainage on the north side; additional concrete and adjusted stucco weep screed detailing on the north and south side. Drains extended away from the house toward the rear easement.
November 2020	Owned solar panels installed.
April 2021	Gazebo installed and rear wood fence built. New concrete poured in part of the backyard to provide additional drainage.
December 2022– July 2023	Kitchen and family-room renovation, including a 10-foot kitchen expansion into the existing patio area. Kitchen features include quartz countertops, a center island with seating for four, dedicated pantry, GE Café appliances and gas cooktop. The dining-room beverage center with mini refrigerator and dedicated ice maker and the replacement of the original living-room fireplace with an electric fireplace were completed during the same renovation. A wall-length patio door and windows were installed in the living room in December 2022.
July 2023	Pool renovation completed with warm-toned pebble finish, updated tile and Baja shelf.
August 2023	ChargePoint HomeFlex Level 2 EV charger installed with dedicated wiring and circuit work by ProPhase Electric.
December 2024	Whole-house exterior repaint by Brad Stoner Painting, including stucco, siding, eaves, fascia and trim, exterior doors and garage doors. Supporting invoice #30287.
February 2025	Artificial turf and backyard putting green installed together. Turf project completed by Big Bully Turf.
May 2025 Approximately	Guest bathroom updated with a new vanity, paint and paneling. The toilet and tub were not replaced as part of this update.
October 2026	Front-yard landscaping refresh completed.

Existing features

- Five bedrooms and three bathrooms; approximately 2,463 square feet on a 0.30-acre lot.
- Bi-level layout with the primary suite and guest bedroom near the entry and main living room.
- Vaulted and beamed ceilings and multiple sliding doors.
- Private backyard with expansive patio and Mount Woodson views.
- Three-car garage with staircase access to an attached office/hobby room.
- Stoneridge location within Poway Unified School District.
- No HOA fees or Mello-Roos.
- Roof replaced in 2017, according to the prior listing.