

FEATURES / UPGRADES LIST

105 S NEVADA AVE VENTURA, CA 93004

- Better than New! **Nearly \$60,000** of owner paid and completed upgrades
- 4 Bedrooms, 4 FULL Bathrooms PLUS loft / Main level bedroom + full bathroom
- THREE car garage
- Situated in desirable upper location of community (No 126 noise!)
- Wide plank LVP flooring throughout entire home (no carpet in bedrooms!)
- Window treatments including plantation shutters and roman blackout shades throughout. Motorized shades in primary suite & bath (\$11,000).
- Owner owned solar! (\$11,000)
- Whole-home water filtration system (\$6,000)
- Backyard landscape & hardscape completed(~\$20,000) including:
 - Premium grade, low maintenance artificial turf
 - Stone paver patio
 - Mature landscaping including irrigation and landscape lighting
- Fully upgraded gourmet kitchen including:
 - Premier Kitchen Aid stainless appliances w/ counter depth fridge (\$11,000 upgrade), and **GAS** 5-burner range (new phase builds offer electric appliances)
 - Local reverse osmosis sink faucet
 - Oversized kitchen island, white quartz countertops & designer tile backsplash
- Additional owner installed upgrades (\$3,000+)
 - Smart technology devices installed including Google Nest thermostats (2), Schlage Encode remote lock, Eero wi-fi routers (3), Ring security doorbell, exterior Ring Security cameras with solar panel charging (2), interior Ring security cameras (4)
 - Ceiling fans (3)
 - Custom kitchen pendant lighting
 - Garage ceiling storage
- **GAS** Tankless smart water heater (operated by Bluetooth for instant hot water)
- New SmartHQ GE washer & dryer