Feature List

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KELLERWILLIAMS Luxury INTERNATIONAL



1916 Tumin Road, La Habra Heights CA 90631

4 Bed | 2 Bath | 1616 sqft | 37,988 sqft Expansive Lot

Interior Features

- Zoned Air Conditioner - each bedroom has its own thermostat.
- Remodeled Guest Bathroom with Jetted Tub/Shower and Glass Enclosure with Custom Tile Work on Walls and Mirror Border, Porcelain Flooring.
- Meticulously remodeled Primary Bathroom with Walk-in Shower (Zero-Threshold) and Glass Enclosure with Porcelain Premium Flooring with a Three-head Shower system for an elevated bathing experience.
- Installed Recessed Lighting throughout entire House with Dimmers.
- Wooden Beamed Ceiling in Living Room.
- View from Living Room.
- Climate-Controlled Wine Chiller.
- Reverse Osmosis Water Purification System.
- Porcelain Kitchen and Bathroom Flooring.
- Stainless Steel Kitchen Appliances, including Trash Compactor.
- Quartz Kitchen Counters.
- Luxury Plank Vinyl Flooring Throughout.
- Elegant Crown Moulding Throughout.
- Water Softener.
- Custom-Crafted Brick Fireplace Feature.
- Permitted 12x12 Bedroom on Patio Deck with Mini-Split A/C System and Heat Pump.
- Interior Painting.
- New Mounted Galvanized Steel Attic Fans with Thermostat Control.

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Exterior Features

- Panoramic Views from Rear Patio Deck.
- Large Covered Rear Patio Deck with Recessed Lighting, Fans and BBQ Island.
- Integrated Media System with TV & Surround Sound
- Multiple Retaining Walls Added.
- Exterior Painting.
- Complete Pergola Seating Area with Foundation, Tile Flooring and Lighting.
- Separate Two-Story Office Building with Mini-Split A/C, Heat Pump and ¾ bath.
- Private Fenced Canine Area with Integrated Kennel.
- Expansive 37,988 sqft Lot.
- Multiple Fruit Trees - orange, apple, kumquat, olive, avocado, grapefruit, lemon.
- Property has Oil Rights - Passive Income Annually.
- Class A Fire-Resistant Metal Roof on Main House and Office Building (with an abundance of matching material remaining for future construction).
- Continuous, Unseamed and Screened Rain Gutter System.
- RV Parking (50 ft) with Full Hookups Available.
- 220V Access on the Property.
- Expansive Private Driveway with Ample Parking for Multiple Vehicles, Watercraft and Off-Road Recreational Vehicles.
- A Private and Serene Estate with Panoramic Views - Location, Location, Location!
- Significantly developed Lot.
- Remote Privacy Entrance Gate.
- Multiple Closed-Circuit Cameras for Property Surveillance.
- A Collection of Outdoor Seating Areas, each Offering its Own Unique Perspective of the Surrounding Landscape.

TOM MOORE
REALTY GROUP





