25790 Forest

Property Upgrades & Included Items

★ High-Value Upgrades

★ Whole House PEX Re-Pipe
★ Water Heater — Replaced (11/2021)
★ Whole House Water Filtration System + Descaling Device
★ Whole House Exterior Paint and Trim (2024)
★ Upgraded Microwave
★ Upgraded Dual Ovens
★ Upgraded Stove Top
★ New HVAC System Dual Fuel (Condenser, Heat Pump & Furnace)
★ All Attic HVAC Ducting Replaced
★ New Roof Underlayment (Original Tiles Reused)
★ New Palapa Roofs (2)
★ New Solar Panels / Micro-Inverters 7kW
★ Manual Transfer Switch with outdoor generator hook up
★ New LED Color-Changing Pool & Spa Lights (App Controlled)
★ Pool Control Upgraded to Pentair IntelliCenter (App + Touchscreen Panel)
★ Pentair Pool Pump, Heater, Salt Cell & Equipment Pad Plumbing — Upgraded
★ 16-Channel 4K Camera Surveillance System
★ 5 WiFi 6 Access Points
★ SureCall Fusion 5 Cell Signal Booster
★ QuietCool Garage Fan
★ Property owned 250 Gallon Propane tank
★ All electrical receptacles and switch plates upgraded to Leviton Decora style

Property Upgrades by Room / Space

Whole-House Systems (Plumbing, HVAC & Paint)

- Main Line Water Pressure Regulator — Replaced
- Interior Painted Throughout (Walls Only)
- All Lighting Converted to LED (Interior and Exterior)

Kitchen & Laundry

- Ball Valve upgrade for Kitchen Sink and Laundry Sink
- New Garbage Disposal and Under Sink Plumbing
- Kitchen Sink Fixture — Upgraded

Bathrooms

- Master Bathroom Fixtures — Upgraded
- Guest Bathroom Fixtures — Upgraded
- Bedrooms' Bathroom Fixtures — Upgraded
- Ball Valve Upgrades in all Bathroom Sinks and Toilets

Bedrooms

- Ceiling Fans Upgraded — Master Bedroom, Bedroom 2 & Bedroom 3
- New Window Coverings — Master Bedroom, Bedroom 1 & Bedroom 2

Living / Family Room

- Fireplace upgrades - Family Room Glass, Master Bedroom Logs

Front Entry

- Custom Solid Wood Front Door (Made in Mexico)
- Front Gate Control — RF / WiFi / Bluetooth / Internet Enabled

Garage

- Internet Communication wall mounted 12RU Rack
- Garage Door Control — RF / WiFi / Bluetooth / Internet Enabled

Security & Whole-House Technology

- Ring Alarm System — All Windows & Doors (Video at Front Gate & Front Door)
- French Door Security Hardware — Front Door & Back Patio Door

Exterior & Roof

- Fire Suppression Roof Sprinkler System (External, App Controlled)
- Exterior Light Fixtures Upgraded (4)
- Concrete Expansion Joints Filled (Front & Back)

Pool & Spa

- Pool Coping Replaced + Expansion Joints Filled

Backyard, Palapas & Patio

- TVs Installed in Each Palapa (2)
- LED String Lights Upgraded in Both Palapas
- Patio String Lights Installed
- Bluetooth-Capable Backyard Audio System Installed
- 6 Backyard Landscape Path Light Fixtures — Upgraded

Other Included Items

Family Room

- Fireplace-Mounted 58" Samsung TV

Backyard, Palapas & Patio

- Iron and Stone Custom-Made Patio Furniture from Mexico (2 round tables, 1 large rectangular table, 16 chairs, 4 bar stools, 2 double lounges, 2 single lounges)
- Ping Pong Table (Big Palapa)
- Big Palapa — Fireplace-Mounted 50" Samsung TV
- Small Palapa — Pole-Mounted 43" Samsung TV
- Patio Misting System
- Patio 2.1CH 100W Bluetooth-Enabled Audio System

Laundry Room

- Samsung Front-Load Washer and Dryer

Garage / Technology Rack

- 2 TVs (32" Roku, 24" ON)
- 2Ch 100w Bluetooth enabled audio system
- Rack-Mounted Tablo TV, 4-Tuner + Terrestrial Antenna (Local Broadcast Channels over WiFi)
- Zyxel 24-Port PoE+ Ethernet Switch
- 16-Channel Alibi NVR with 8TB Storage (45+ Day Lookback)
- Whole-House Magic Jack (Rack Mounted)
- Fusion 5s whole house Cell Booster amp with external yagi antenna and internal omni antenna

Fruit Trees on Property

- 1 Orange Tree
- 1 Avocado Tree
- 1 Fig Tree
- 2 Lemon Trees
- 1 Lime Tree
- 1 Banana Tree
- 1 Plum Tree
- 1 Grapefruit Tree

- 1 Peach Tree
- 1 Tangelo