991 S. PARK RIM CIRCLE

EXTENSIVE UPGRADES & FEATURES

Extensively remodeled and thoughtfully upgraded with sophisticated finishes, modern systems, smart-home technology, energy-efficient improvements, and exceptional indoor-outdoor living.

MAJOR SYSTEMS & ENERGY EFFICIENCY

- Upgraded 200-amp electrical panel
- 36 solar panels
- Cool shingle roof
- Whole-house PEX repipe
- Tankless water heater
- Quiet two-stage A/C with smart thermostat
- Thermostatic attic fan
- Whole-house water filtration & water softener
- Smart smoke & carbon monoxide detectors
- All windows and doors replaced
- Fresh interior paint

EXTERIOR & OUTDOOR LIVING

- Private wrap-around yard with beautiful canyon views
- Custom iron entry door with matching gate
- Custom stonework at garage and entry
- Exterior recessed lighting around garage
- Custom mailbox
- Backyard retaining block walls with stucco
- Upgraded backyard railings
- Backyard gazebo with lighting

GARAGE & SMART HOME

- Custom-built garage storage
- Epoxy garage flooring
- EV car charger
- Thermostatic garage fan
- Smart side-mount garage opener
- Washer/dryer tower
- Additional refrigerator in garage
- Fingerprint door locks at entry & side garage door
- Google smart doorbell with camera
- Wired entry & backyard cameras with motion sensors

INTERIOR UPGRADES

- Built-in coat closet at entry
- Porcelain tile flooring downstairs
- Luxury vinyl flooring upstairs
- Louvered closet doors throughout
- Updated interior doors, casings & baseboards
- Solid oak staircase
- Custom powder-coated iron railing
- Accent stone wall in dining room
- Recessed LED lighting throughout
- Large built-in safe under stairs

REMODELED KITCHEN

- Semi-custom wood cabinetry
- High-end Silestone quartz countertops
- Full marble backsplash
- Café brand appliances
- Drawer microwave
- Garbage compactor
- Designer crystal LED chandeliers

REMODELED BATHROOMS

- Fully tiled bathroom walls & floors
- Bathroom vanities with quartz countertops
- Frameless glass shower doors
- Aqua-Dome recessed LED medicine cabinets
- Italian vessel sink in powder room
- Tiled powder room walls
- New toilets
- New vanity faucets

LIVING & ENTERTAINMENT

- Linear fireplace with remote-controlled light & fan
- Floor-to-ceiling custom porcelain slab fireplace surround
- Custom built-in shelving with LED strip lighting
- Four B&W; ceiling speakers in living room
- Remote-controlled retractable ceiling TV mount in primary bedroom

COMMUNITY & SCHOOLS

- Lake Summit Homeowners Association
- Community swimming pool
- Tennis courts
- Highly sought-after, top-rated school district
- Desirable local schools

DISCLAIMER: Information is for informational and marketing purposes only and is not guaranteed. Buyer and buyer's agent are responsible for independently verifying all information, including upgrades, improvements, features, permits, dimensions, square footage, schools, school boundaries, HOA amenities and other property details. Seller and listing agent make no representations or warranties regarding accuracy or completeness and are not responsible for errors, omissions or inaccuracies. Buyer should conduct independent due diligence.