322 LA TORTOLA DRIVE

WALNUT, CALIFORNIA | DETAILED PROPERTY UPGRADES | 2024 RENOVATION

Whole-Home Renovation & Infrastructure

- Extensive whole-home remodel completed in 2024, with significant interior, exterior, and systems upgrades.
- New plumbing throughout, including a tankless water heater with hot-water recirculation system.
- Complete electrical rewiring, new 200-amp electrical panel, recessed lighting throughout, smartphone-controlled smart switches, and EV charger.
- New HVAC system with contemporary linear air vents.
- New batt insulation throughout the home.
- New dual-pane, Low-E windows and new interior and exterior doors.
- New drywall throughout with Level 5 skim-coat finish.
- New interior and exterior paint.
- New exterior stucco, siding, and stone finishes.

Architecture, Living Spaces & Smart Features

- Open-concept floor plan with vaulted ceilings and custom white oak-look decorative beams.
- Custom maple and white oak built-in cabinetry in the living room, hallway, laundry room, garage, and closets.
- Electric fireplace.
- Built-in ceiling speakers in open living areas with smartphone-controlled Sonos audio system.
- Custom wet bar with built-in mini refrigerator, floating white oak shelves, and Zellige tile backsplash.

Custom Chef’s Kitchen

- Custom solid maple and white oak cabinetry with soft-close hardware.
- Statement 10-foot kitchen island.
- Taj Mahal natural quartzite countertops and full kitchen backsplash.
- Premium Thermador appliance package reported by builder to exceed $30,000, including panel-ready column refrigerator and freezer, 36-inch range with wireless connectivity, and dishwasher.
- Pot filler at cooking area.

Three Custom Bathrooms

- Three remodeled bathrooms with Zellige tile.
- Custom white oak bathroom cabinetry and quartz countertops.
- Custom glass shower enclosures.

Garage & Storage

- Custom garage cabinetry for storage and organization.
- Fold-down attic stairs for additional storage access.

- New garage door and garage door opener.
- Epoxy-coated garage flooring.

New Pool, Spa & Outdoor Entertainment

- New swimming pool and spa with premium Hayward equipment.
- Pool/spa equipment includes heater, two pumps, fountains, bubblers, and blower.
- Hayward Omni smart automation system for smartphone control of pool and spa features.
- Custom outdoor seating bench and fire pit with automated ignition integrated with the Omni system.
- Custom outdoor kitchen with concrete countertop, stone cladding, built-in grill, sink, mini refrigerator, and pull-out trash storage.
- Outdoor kitchen utility connections include water, new natural gas line from the meter, sewer, and electrical.
- Direct natural-gas connections for both grill and fire pit; no propane tanks required.
- Outdoor Sonos audio system.

Landscaping, Drainage & Exterior Improvements

- New stormwater drainage system throughout the yard.
- Smart outdoor lighting in front and rear yards.
- New cast-concrete hardscape in front and rear yards.
- New landscaping incorporating artificial turf, natural grass, ficus trees, olive trees, and date palms.
- New irrigation system with automatic timer.
- New perimeter fencing around the lot.

Information supplied by the builder/seller and provided for marketing purposes. Buyer and buyer's representatives should independently verify the scope and dates of work, permits and final approvals, materials, equipment models, functionality, and all property features. Descriptions do not constitute a warranty.