



PROPERTY UPGRADES

1338 Seaspray Court

A thoughtfully reimagined residence with new systems, elevated finishes and exceptional flexibility for modern living.

Nearly every element of this home has been renewed. From the behind-the-walls systems to the kitchen, baths, landscaping and oversized garage, the property offers the confidence of a comprehensive renovation with the comfort and functionality buyers value most.

COMPLETE RENOVATION

- **Comprehensive rebuild:** the residence was stripped to the bare walls and rebuilt with new sheetrock and finishes.
- **New interior package:** new doors, fixtures, faucets, commodes and double-pane windows throughout.
- **Three fully updated bathrooms,** including double-sink vanities in the secondary bath areas.

MECHANICAL, PLUMBING & ELECTRICAL

- **All-new plumbing,** including premium in-wall PEX water lines.
- **High-output Navien tankless water heater** for efficient, on-demand hot water.
- **All-new electrical system** and new Carrier HVAC system.
- **Ceiling fans throughout,** including every bedroom, the living room and garage.
- **Garage electrical:** wired for EV charging, plus a 220-volt connection for a future mini-split air-conditioning system.

CHEF'S KITCHEN & APPLIANCES

- **60-inch ZLINE professional-style range** with eight-burner gas cooktop, double ovens and griddle/grilling plate.
- **ZLINE 24-inch beverage and wine cooler.**
- **Oversized 4-foot by 10-foot island** designed for preparation, serving and gathering.
- **Double-basin kitchen sink** with all-new fixtures.

PRIMARY SUITE & FLEXIBLE LIVING

- **Custom California-style built-in primary closet** with extensive organization and storage.
- **Primary bath upgrades** include a TOTO smart toilet and two LED-backlit mirrors.
- **Ideally positioned flex space** next to the main living area - well suited for an office, playroom or children's area.

GARAGE & OUTDOOR IMPROVEMENTS

- **Expansive, high-ceiling garage** designed to accommodate up to four cars or trucks, with additional space for a future workshop.
- **New interior driveway, new fence** and a security gate with keypad entry.
- **New irrigation system** with controls conveniently located inside the garage.
- **Fresh landscaping,** including a newly sodded lawn and new plantings.
- **Covered porch with ceiling fan,** new front and rear gutters, security lighting and timed exterior downlights.

Information provided by Seller. Appliance model numbers, dimensions, capacities and features should be independently verified.