

## List of improvements made to 15042-44 Creek Hills Rd

- “phantom screens” installed 2022 (hidden, roll up door screens to prevent blocking views)
- New water heater 2023
- Custom Pool and spa with oversized Baja shelf and pebble tech finish with app automated heater/lights/jets(Nov. 2020)
- Custom rough sawn patio cover (Nov 2020)
- Hand laid travertine patio (Nov 2020)
- Custom oversized tiled concrete gas fire pit and stamped concrete patio (Nov 2020)
- 800 sq/ft lower level turf patio (July 2022)
- Gas/water plumbed for outdoor kitchen
- Water plumbed for pool slide
- Custom natural rock retaining wall using boulders from the property (Nov 2020)
- Fully fenced property; including section to separate back yard of primary house from front yard and dog run (2022)
- Upper turf play area (Nov 2020)
- New multi zone irrigation in front and back yard (Oct 2020)
- Ring system w/ 2 external cameras
- SimpliSafe alarm system (2022)
- Barn door on laundry room
- New free standing garage cabinets and workbench
- Exterior 12v lighting lining driveway, palm trees and on exterior of house (2022)
- DoorBird gate remote access with camera and speaker (app enabled)
- Additional landscaping in several areas from street to house
- New driveway apron (stamped concrete) and drainage system for water runoff

### Additional House: The Casienda

- Custom built 2021
- 1200 sq/ft + finished laundry room + sun porch + 2 car oversized garage with cabinetry + wall mounted side roll quiet motor electric garage door
- Master suite with large bath; oversized custom walk in California Closet; ceiling fan & large picture window with stunning view.
- 10’ ceilings; 8’ solid wood doors; rounded corner beads & textured walls
- Hand hewn barn beam interior window headers from 120 year old Wisconsin barn
- Milgard dual glaze with Argon tempered windows black exterior
- Solid brass Ashley Norton door hardware throughout
- Sun room includes California Closet cabinetry, desk, 2 twin Murphy beds & ceiling fan
- 2 full baths include custom cabinetry, designer tile floors and shower walls, granite countertops and flat shower entry with custom glass doors
- Self closing custom kitchen cabinetry with pantry, pull out drawers and self sliding trays; under-counter lights
- Stainless steel kitchen appliances: gas 5 burner stove; microwave; Bosch high end dishwasher; internal filtered water french door Frigidaire refrigerator
- “Paramount” Quartzite kitchen and laundry room counters from Arizona Tile.
- “Ferrara”marble stone mosaic with inlaid brass kitchen back splash from Bedrosian’s Tile & Stone
- Custom laundry room cabinets with pull out drawers for wrapping paper and hidden dog food bin

- GE Ultra Smart washer and dryer with venting system
- Custom paneling with hidden door to sun room
- Built in custom living room cabinetry
- Custom decorative blinds
- LVP flooring
- Solar panels have resulted in negligible electricity payments
- Prewired in 5 locations for TV and cable
- Propane: 250 gallon tank purposely installed as alternative for gas access should main house gas be shut down in emergency
- City Water + SDGE
- Whole house Generac generator: Casienda available with power should main house be shut down in emergency
- Energy efficient hybrid water heater
- Septic system
- Professionally landscaped front with drip irrigation on timers
- Exterior custom decorative lighting and perimeter motion detectors
- SimpliSafe alarm system
- Ring system with 2 external cameras
- DoorBird gate remote access with camera and speaker
- Large covered patio; propane BBQ stub

Casienda - \$635k

Backyard / property - \$239k

**Total improvements - \$874k**