

Mill Lake Upgrades & Features

Homes + ADU Specs

- 5 Bed • 4.5 Bath • 3,825 Sq Ft (total living) • 24,180 Lot Sq Ft • Room for a Pool and/or Pickleball Court
- Main House – 4 Bed • 3.5 Bath • 3,212 Sq Ft • 1 Story
- ADU – 1 Bed • 1 Bath • Storage or Kitchen Area (ready for full build-out) • 613 Sq Ft • 1 Story

Roof & Exterior

- New Timberline HDZ 30-Year Shingle Roof (08/2025)
- 29 New Double-Pane Windows by Trophy Windows (09/2025) — *improved energy efficiency & reduced noise*
- New 14-Station Irrigation System (entire property)
- New Contemporary Chimney Cladding

Structural & Mechanical

- New PEX Plumbing (97% of home) — *durable, corrosion-resistant & long-lasting*
- New Electrical Wiring (97% of home) — *modernized safety & capacity*

Interior Finishes

- Sugar Sand Rigid Core Flooring by NuCore — *waterproof & scratch-resistant*
- Level 5 Wall Finish (throughout) — *premium smooth finish*
- Benjamin Moore: *White Dove* with *Revere Pewter* Trim & Accents
- 27 Custom 3-Panel Shaker-Style Doors
- 5.5" Lumber Baseboards
- LED Lighting with Halo Mood Lighting

Cabinetry & Tile

- Lily Ann Cabinets — *quality cabinetry with soft-close drawers and doors*
- Vein-cut Travertine Ceramic (San Giorgio)
- Marble Diamond Brass Polished Mosaic (Viviano)
- Luxe Sand Porcelain Mosaic (Vetta Elements)
- Acadia Willow Porcelain (Adessi Contemporary)
- Astrid Grigio Ceramic Tile (Adessi Contemporary)
- Luna Pearl Tile (Montalcino)

Kitchen & Appliances

- Bosch 800 Series Refrigerator — *quiet, premium performance*
- Bosch 800 Series Dishwasher — *super-quiet, highly efficient*
- Bosch 800 Series 5-Burner Natural Gas Range — *precise heat control*
- Bosch Microwave Drawer

Technology & Storage

- Prewired CAT6 Internet — *fast, hard-wired connectivity*
- Custom-Built Closets with Loft Storage

Garage / ADU Conversion

- Flexible living: Guest Suite, Office, Home Gym, or Income Potential
- Plumbing & Electrical Installed for Future Kitchen
- Kitchen Not Built — can serve as additional storage or be finished into a full ADU kitchen later

With premium upgrades, modern systems, and flexible living spaces, this home offers comfort, efficiency, and elevated style throughout.



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