



## **1301 W Viejo Drive Updates and Features**

### **Property overview**

The home was remodeled from 2017 to 2018, and a new freestanding garage was added during that period of improvement.

### **Kitchen updates**

The kitchen was extensively updated with all new appliances, including a stove, KitchenAid refrigerator, ice machine, dishwasher, warming drawer, and microwave.

Additional kitchen improvements include a garbage disposal, under-sink reverse osmosis system, and substantial countertop upgrades.

### **Bathroom improvements**

All bathrooms received new fixtures, along with three new tubs, new toilets, and updated lighting.

The primary bath has onyx countertops, and the bathrooms include a variety of tile finishes.

### **Mechanical and structural improvements**

The property includes new electrical panels in the garage, two gas hot water heaters in the attic, and three central air and heating systems serving the home.

Additional system upgrades include new AC serving the garage and space above the garage, plus a dehumidifier above the garage.



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### **Windows, finishes, and flooring**

The home features Andersen shatterproof windows throughout, wood blinds, new artificial stone on portions of the exterior and interior, and HardiePlank soffit and fascia with new paint.

Interior finish updates include new flooring throughout the home, slate in the kitchen and entry, engineered wood flooring, mesquite trim and built-ins in the living room, and updated dining room flooring.

### **Interior and outdoor living**

The home includes two fireplaces, one in the primary bedroom and one in the living room, along with a tiled front porch, board-and-board ceiling detail, flagstone rear porch, and a partially screened rear porch.

Outdoor amenities also include an exterior kitchen with sink, refrigerator, grill, and microwave, plus an outdoor bath and outdoor shower.

### **Garage, barn, and utility features**

Both garages are insulated and air-conditioned, with new garage openers and insulated doors added in 2018.

Additional utility features include a shed for tools and lawn equipment, a roadside mailbox, and an approximately 3,000 square foot barn with two stalls.