

Features & Upgrades: 13418 Alpine Mountain Lane

EXTERIOR:

POOL

- Gorgeous (Heated) Chlorine Pool, Built in 2020
- Relaxing Sun Deck Area w/ 2 Chaise Loungers
- Bubbler Water Features
- Elegant Travertine Pool Decking - Beautiful and Heat Resistant
- Deepest: 5.5 ft; Shallow: 4 ft
- Large Resort-Style Backyard for Outdoor Entertaining w/ Wooded Privacy, No Rear Neighbors

IRRIGATION

- Programmable Sprinkler System
- Gutters
- French Drains

GARAGE

- 2 Car Garage + 1.5 Additional Bays for Storage
- Epoxy Floored Throughout
- Automatic Garage Door Opener

ADDITIONAL FEATURES

- Contemporary Gas Fire Pit, Beautiful Feature to Enjoy Poolside
- Gas Line Pre-Plumbed
- Beautiful Backyard Artificial Turf Offers Lush Lawn w/ Virtually No Maintenance/No Water
- Fencing Replaced, June 2025

MAJOR SYSTEMS

- Roof, 2017
- HVAC - 2 Units
- Sunrun Solar Panels
- Tesla Powerwall Whole Home Battery Back Up
- Tankless Water Heater
- Whole House Water Softener
- Double Pane, Low-E Windows

SECURITY/CONNECTIVITY

- Whole House Alarm Monitored, Vivant (right inside door to garage)
- Home is Equipped with Mesh WiFi System
- Pre-Wired for Surround Sound
- Ring Doorbell

INTERIOR:

THROUGHOUT HOME

- Digital Thermostats

KITCHEN

- Stainless Steel, 5 Burner, w/ Stainless Steel Vent Hood
- LG Stainless Steel Refrigerator with Cocktail/Drink Ice

LIVING ROOM

- Oversized Ceiling Fan in Living Room
- 2 Story Limestone Gas Fireplace w/ Hearth

PRIMARY SUITE

- Primary Bedroom - Huge space, tons of light and views of the dreamy backyard
- Primary Walk-In Closet - complete with floor to ceiling tri-mirror

ATTIC/STORAGE

- Pull-Down Ladder Access to Attic with Storage; (plywood flooring has been installed for easy access), Along with 2 Additional Attic Storage Access Areas
- Plenty of Storage Options Throughout the Home

LAUNDRY

- Huge Laundry Room w/ Additional Storage Under Staircase Area
- Upper & Lower Cabinetry
- Built-in Folding Center

ADDITIONAL FEATURES

- Large Gameroom and Separate Media Room
- Secondary Study/Office Area - Upstairs, with Built-in Desk, Drawers & Upper Bookcase
- 3 Spacious Secondary Bedrooms (one with ensuite and the other two share a Hollywood-style bathroom)
- Spacious Closets
- Smoke-free Home