



## 6038 Ballina Canyon Lane

|                    |          |
|--------------------|----------|
| <b>Bedrooms</b>    | 4 Bed    |
| <b>Baths</b>       | 3.5 Bath |
| <b>Square Feet</b> | 4131 Sf  |
| <b>Lot Size</b>    | 8868 Sf  |
| <b>Garage</b>      | 2 Car    |
| <b>Year Built</b>  | 2002     |

### Systems

Roof: 2017

HVAC: 2023, 2019

Water Heaters: 2026

Chlorine Pool: Resurfaced 2024

### Updates & Features

- Renovated kitchen 2020: Painted cabinetry, updated hardware, quartz countertops and backsplash
- Butler's pantry connecting the kitchen and formal dining room
- Plantation shutters throughout
- First-floor primary retreat featuring sitting area, spacious bath, and walk-in closet
- Light-filled family room with fireplace, custom built-ins, and soaring windows
- Two-story foyer
- Expansive upstairs game room with built-in desk
- Private pool & covered patio overlooking the with greenbelt
- Two-car porte-cochère
- Portable generator connection



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*\*Per Seller*