THE RESIDENCE AT

16603 Victoria Falls

IMPROVEMENTS AND UPDATES





01 / INTERIOR REFINEMENTS

Primary Suite

- Bathroom renovated with upgraded countertops and freestanding tub
- New bathroom fixtures, mirrors and cabinet pulls
- Freshly painted cabinetry and walls
- Custom primary closet build-out
- Freshly painted primary entry and bedroom
- New decorative bedroom wall sconces

Laundry Room

- Upgraded countertops
- Freshly painted walls and cabinetry

Secondary Guest Suite

- New bedroom window blinds
- Bathroom renovated with upgraded countertops
- Freshly painted bathroom walls and cabinetry
- New bathroom cabinet pulls, lighting and mirrors

Study

- Refinished stained flooring
- Desk refinishing and detailed touch-ups

Movie Room

- Freshly painted walls
- New luxury vinyl plank flooring and ceiling fan

16603 VICTORIA FALLS

02 / ARCHITECTURAL & EXTERIOR ENHANCEMENTS

Staircase

- Freshly painted staircase walls
- Refinished stair treads and handrails
- New decorative wall sconces

Exterior & Property

- New CertainTeed roof shingles (2024)
- Stucco cap repairs
- Retractable patio shades with remote control
- New rear perimeter fence
- Freshly painted courtyard wall
- Professionally power-washed exterior surfaces

Second-Floor Balcony

- New exterior light fixtures

Garage & Electrical

- Premium G-FX brindle and flake epoxy flooring
- Installed garage cabinetry
- Electric vehicle charger
- Contemporary hexagon LED garage lighting

Property Systems

- Kohler 24 kW generator
- Water filtration system

A CONSIDERED INVESTMENT

Over $80,000

IN REPORTED PROPERTY IMPROVEMENTS

A collection of interior refinements, exterior enhancements and functional upgrades

Improvements and investment are seller-reported; buyers should independently verify