

# FEATURES & UPGRADES

2830 GARCITAS CREEK  
2.718 ACRE CUL-DE-SAC LOT

  
**PRIME**  
PROPERTIES

## EXTERIOR

### 3-CAR GARAGE + PORTICO

Repainted, floors covered with decorative epoxy, and garage door openers replaced. 1,485 sq. ft. of covered parking and garage space. 357 sq. ft. storage space with backyard access. All driveway joints replaced from wood to epoxy.

### ROOF

Approximately 10-11 years old

### BALCONY

514 sq. ft. balcony off man cave above the garage

### 2-SIDED OUTDOOR GAS FIREPLACE

Gas logs added to the back patio fireplace

### COVERED PORCHES

Porches have stained wood on the ceilings. Covered patio totals 2145 sq. ft. of covered patio/porch. Porches include front porch, master bedroom porch, and back porch running the length of the quarters, house, and garages.

### OUTDOOR KITCHEN

Rebuilt stone base and granite counters with built in cooler bin, new sink, faucet, garbage disposal, grill, and griddle.

### SPRINKLER

Added 14 zones so entire backyard, side yard, and front yard are in one irrigation system- approx. 32 zones total and come with a commercial control panel to operate it.

### POOL

Includes slide, tropical waterfall feature, hot tub, and layout decking. Pool heater and filter system replaced. All motors replaced. Pool controls use Wi-Fi and phone app.

### BACKYARD

Cross-fenced to separate dogs. Added berms in the backyard and landscaped them to add privacy. Added 11 live oak trees near the rear fence line and across the back yard to create privacy. Replaced the privacy fence in the backyard and poured a concrete footing for the fence post to be anchored. Added landscape lighting.

### GENERATOR

Operates the entire home/ 80 kw Kohler - will run EVERYTHING in the home twice over (2x home power requirement).

### HVAC

5 units installed in the last 3 years. Upstairs 12/22 | two downstairs 4/23 | man cave & guest house 11/23

### DRAINAGE

Extensive drainage was added between the house and pool. Also, drainage was added in the walkway area between the garage and home.



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## INTERIOR

### MAIN HOME

4-bedrooms, 10 rooms total, plus 3.5 baths, custom built walk-in pantry with shelves, cabinets and counter top, laundry room with sink and lots of storage, wine storage room, bar, and built-ins at upstairs landing.

1st floor 3,105.5 sq. ft. | 2nd floor 1,573.7 sq. ft.

### CEILINGS & ATTIC SPACES

Built out attic flooring for added storage. Roof Radiant Barrier for energy efficiency

### PAINT, FLOORING, COUNTERS, & FIXTURES

Every square inch of the home, including cabinets and drawers, were repainted. All flooring in the home was replaced except the wood flooring throughout most of ground floor and stairs. All counter tops in the home were replaced. All crown molding added or replaced. Wood flooring in the hallway and game room in the main house and man cave above the garage. All plugs & switches replaced throughout home.

### LIGHTING

All light fixtures in the home were replaced and most are LED to save electricity. All ceiling fans replaced. Including garage lights and outside LEDs can lights.

### KITCHEN

Stone added to extensive breakfast bar. Professional grade gas cook top with surrounding wall adorned with stone. Double ovens. Warming drawer. 2-year-old built-in kitchen refrigerator stays.

### BATH

All sinks in the home were replaced. Every shower or bathtub was converted from plastic to all tile showers and tubs. All toilets & plumbing fixtures replaced. Updated powder bath with gorgeous mirrored tile wall.

### FAMILY ROOM BAR

Custom iron double doors, mini refrigerator, floating shelves, and cabinet/drawer storage.

### STORAGE

Master closet with custom built-ins for added storage capacity. One secondary bedroom closet was enlarged. Built-in cabinets and shelving in the family room and game room. Home office with double French doors includes floor to ceiling built-in shelving and dedicated workspace with cabinets and drawers. Sprawling counter at upstairs landing. Sizable walk-in hall storage closet.

### HARDWARE

All door handles, & cabinet hardware replaced. Drawer slides changed to soft close.

### FAMILY ROOM

Gas fireplace with stone wall and rich wood mantel, wood floors, double doors to back patio, built-in cabinets and shelves, can LED lighting, and crown molding.

### UPSTAIRS BEDROOMS

Computer niche with bank of drawers, storage cabinets, shelves, and bench seating at upstairs bedrooms. Desks with glass tops in both Jack-and-Jill bedrooms.

### GUEST QUARTERS

602 sq. ft. 2-bedrooms with updated tile flooring, large full bath, mini fridge, sink, and microwave.

### MAN CAVE

701 sq. ft. space with high ceilings, wood beams, and full bath. Bar area includes copper sink, mini refrigerator, and wine glass storage. Balcony with ceiling fan. Safe with rolling door, built in cabinets, and drawers.



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