

# 21 VILLA CANYON PLACE | FEATURES

- Full house window replacement (2021); Anderson Windows. Reduced summer electric bill significantly year over year
- New insulation in 2 attics (2021)
- New attic ductwork for 2 HVACs (2021)
- Honeywell DR90 Dehumidifier (2021)
- UV air purifier for 2 HVACs (2021)
- 2 new solar powered attic vents (2021)
- All new exhaust piping & boots (2021)
- Disinfected & cleaned chimney (2021)
- New 10' fence on West and South (2023); new fence on East (2017)
- New paint in every room - ceiling to floorboard (2024); Chantilly Lace-Benjamin Moore
- New carpentry upgrades: floating shelves with built-in LED puck lights in living, crown molding in master, wall paneling in dining (2018)
- Renovated 2 guest bathrooms (2022)
- New irrigation system and display (2024)
- New hot water heater (2021)
- New Hayward 400000BTU gas pool heater (2022)
- Polaris pool vacuum and WhisperFlo high performance pump (2018)
- New Pentair Model 320 automatic in-line chlorine/bromine feeder for pool
- New Polaris PB4SQ booster pump (2024)
- New Pentair Clean and Clear Plus pool cartridge + 4 pod filters (2024)
- Custom designed Katchakid pool safety net
- New garage door motor & springs (2023)
- New electric light fixtures in master, living room, kitchen, dining room, office (2019)
- New registers and smoke alarms (2024)
- New recessed can lights downstairs (2021)
- Daikin FIT DX17 4-Ton HVAC a/c #1 (2012); 3-Ton HVAC a/c #2 (2013)
- 30-year composite shingle roof (replaced 2008)
- Wine refrigerator in island
- Custom fit Christmas lights



THE BAIN GROUP



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