

# 18751 VIA SAN MARCO FEATURES

Single Level Custom Home, Torn Down to the Studs & Expanded in 2017 | Approximately \$800,000 of Upgrades

3 Bedrooms + Office & 3 Bathrooms | Approx. 2,700 SF | 8,352 SF Lot | Pool and Spa



OVER \$1.1 BILLION IN SALES

## EXTERIOR FEATURES

- Completely updated and professionally designed landscaping with drought tolerant planting and efficient drip line water system; added under paver sprinkler piping and water system drains
- Beautifully hardscaped front yard with newer driveway and entry pavers
- Attractive energy efficient dual pane Milgard windows
- Convenient hardwired front security cameras including Ring doorbell system
- Redesigned reinforced new pitched and flat roof over all living areas including newer sub roofing
- Attractive gutters and downspouts
- Newly installed, self-latching side gates on both sides of the home
- Wiring installed for exterior lighting, useful for easy to install seasonal holiday lighting
- Energy efficient exterior lighting system including entry sconces and landscape up lighting at house corners

## CALIFORNIA OUTDOOR LIVING AT ITS BEST

- Private backyard with completely renovated pool and spa including plaster, tile; plumbing and lighting upgraded and up to code
- The hardscaped rear yard was ideally expanded to enable larger entertaining areas
- Large patio area and designated BBQ area with all gas and electric lines secured under the pavers making it ready for year-round al fresco dining

## GRAND ENTRY

- Views Views Views seen immediately upon entering
- Views can be seen from the front door all the way to the San Gabriel Mountains
- Rich ledger stone wrapped entry columns and elevated front porch design accented by stunning custom frosted glass double entry doors with under-step toe-kick night lighting
- Soaring 11' high ceilings welcome guests

## GREAT ROOM

- 9.5' high ceilings throughout the great room enhance the open and spacious living area
- Massive 8' x 16' La Cantina bi-folding doors enrich the unobstructed views and the indoor/outdoor lifestyle capture the ideal NNW orientation
- Dramatic professionally designed LED lighting throughout including art accent lighting, custom wave chandelier in dining room and accent lighting at front door
- Attractive Provenza Modern Rustic hardwood flooring in foyer and great room in soft grey tones
- Sleek gas fireplace is accented with a custom hearth wrapped in deep grey porcelain tile surrounds and beautiful reflective fire glass

- 75" flat screen swivel mount TV included with high tech Zvox AccuVoice sound bar; pre-wired for consoles and components to mate to TV
- Entertainment dry bar with Ceasarstone top, high gloss touch cabinetry and stainless steel KitchenAid wine refrigerator

## KITCHEN

- Dramatic 14' x 4.5' island with gorgeous black and white granite and sleek waterfall sides
- Custom pure white high gloss cabinetry built by Prime Cabinetry with all the bells and whistles: toe-kick lighting, soft touch magnetic opening cabinets and drawers (no exterior hardware/pulls needed!), 7 sets of double cabinets; 4 large upper touch cabinets, 2 large lower cabinets, a double trash drawer, 14 drawers including a special spice drawer located directly under the cooktop
- Blanco prep sink in the center island with high tech pull-out spray faucet with under-sink filter for the purest of water
- Main Blanco sink with high tech faucet (that matches the island prep sink), under sink water filter for the finest of pure water and added spot light above
- Powerful 1 horsepower American Standard garbage disposal with air switch
- 48" Thermador panel ready refrigerator with water purification system
- KitchenAid double convection ovens, 5 burner gas cooktop, modern glass hood, modern under cabinet microwave oven and super silent dishwasher with stainless steel interiors
- Specially selected 42 sq foot porcelain gray ribbed backsplash at cooktop
- Gray Caesarstone countertops to compliment island granite
- Dramatic picture window located to maximize views
- Convenient under cabinet lighting

## PRIMARY SUITE

- Light and bright primary suite with alarmed custom sliding doors opening directly to the spa and the beautiful rear yard features
- Dedicated primary suite heating/air conditioning nest thermostat
- Easy to use, remote controlled custom Smith and Noble solar shades
- Custom design sitting room/office/nursery
- Oversized primary closet with custom organizers and dual access from bathroom and office
- Adjoining wall to kitchen has 3 sound barrier layers of insulation, 3/4" sound board and then wall board

## PRIMARY BATH

- Stunning primary bath with custom Carrara marble inspired sheet tiling with high gloss on walls and matte finish on floors
- Separate entrance from bathroom directly into the wall-in closet
- Contemporary floating dual raised vanities with toe-kick lighting and sleek vessel sinks

- All cabinets and drawers are high gloss soft touch
- Custom oversized high-tech in-mirror lighting and make-up lit mirror
- Special super silent ceiling heater vent
- Freestanding tub with modern plumbing fixtures and specially designed chandelier
- Oversized shower with Carrara marble inspired sheet tiling, custom glass doors and dual shower heads

#### SECONDARY BEDROOMS

- One bedroom is an en-suite with a clean lined designed bathroom including all new light fixtures and modern technology, floating modern light gray cabinetry with toe-kick accent lighting and mirror, bathtub/shower with modern clear glass half enclosure, comfort height toilet, Ultra Quiet exhaust fan and beautifully crafted gray porcelain flooring.
- The en-suite bedroom is ideally zoned away from the primary for privacy and includes plush carpeting, a bay window, and is pre-wired for a ceiling light or fan
- One bedroom offers a double wide closet and Provenza Modern Rustic flooring

#### GUEST BATHROOM

- Stylish modern bathroom with floating gray high gloss, soft touch vanity, granite counter, custom etched black vessel sink, toe-kick lighting and contemporary pendant lights
- Oversized walk-in shower with clear shower glass enclosure and dramatic accent onyx-inspired porcelain tile surrounds
- Comfort height toilet

#### LAUNDRY ROOM

- Convenient pocket door entry
- Custom high gloss touch storage cabinets
- Alarmed door to garage

#### 2 CAR GARAGE

- Attractive added translucent front window
- Newly painted and epoxy flooring throughout
- Newer 50 gallon water heater with timer for instant hot water circulation
- Insulated double wide garage door with new Mesa remote garage door system

#### WATER SYSTEM

- Completely redone from the street throughout the house and yard
- High tech whole house water purification system, no salt needed
- All plumbing runs through the walls and ceiling (not under slab), never have to worry about a slab leak

#### OTHER NOTEWORTHY FEATURES

- Heater put in above ceiling and all heating and cooling ducts are insulated
- Dual zoned HVAC system
- Contemporary five paneled interior doors with polished nickel hardware & hinges
- Owner will provide all permits, architectural plans and manuals at closing
- Cat 5 & 6 cabling for cameras and computers
- Custom designed Smith & Noble solar shades throughout, with some on remote control
- Smooth troweled interior walls and ceilings

#### ABOUT HILLS PRESIDENT HOME

- Community of 129 homes set in the hillsides of Turtle Rock
- Homeowners Association Fees:
  - \$549.00 paid twice a year
  - \$321.81 paid twice a year
  - Only \$145.30 per month
- Association facilities include 2 community pools, children's pool, tennis courts, basketball courts

#### ABOUT TURTLE ROCK

- Centrally located within minutes of freeways, airport, shopping, beaches and schools
- Within 15 minutes of 4 major shopping malls
- 5 minutes from 3 universities
- 15 minutes from 4 beautiful public golf courses and the beach

#### Award winning schools:

- Bonita Canyon Elementary
- Rancho San Joaquin Middle School and
- University High School
- Check out [www.greatschools.org](http://www.greatschools.org)
- Numerous walking and biking trails
- Wonderful ocean breezes
- Low taxes under 1.1% and
- NO MELLO ROOS



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