

## 3613 Lake Circle Drive – Updates & Features

- West facing backyard (always sunny at the pool)
- KB homes plan 3
- No Mello Roos!
- Bonsall school district
- Low HOA--\$72/mo
- 5 bedroom, 2.5 bath plus loft and huge front entry room  
(bottom bedroom is currently used as office)
- HUGE master bedroom with balcony
- Balcony was rebuilt about 5 years ago, in excellent condition.
- 5-piece master bath with dual sinks
- Professional “California Closets” organizer in master bedroom
- Paid for solar panels 36 panels 190watts each with 2 inverters. Total charges for previous 12 months approximately \$69.00.
- Salt pool in backyard with spa, fire pit and pretty nice layout along with decent lighting, also gas hookup out back for BBQ.
- Pool equipment is less than 5 years old, high end pump and efficient heater
- Rain gutters
- New HVAC system- 2016
- Culligan soft water system that is owned, not rented
- Repainted exterior of house-10/16, looks excellent
- Tankless water heater in garage
- Garage interior painted with full drywall, and decent floor enamel. Tons of storage. Also, huge bonus, 5 power outlets in garage, not just one or two as most houses.
- Insulated garage door panels
- Paid for security system with cellular- currently monitored by Knight Security-Escondido
- Ring video
- Remote garage door opener with Chamberlain
- Rachio automatic sprinkler controller
- Nest thermostat
- Nest smoke/carbon monoxide detector
- Kitchen, and both upstairs bathrooms were updated this summer-wood plank tile
- Vormax toilets
- Walk-in pantry
- Ceiling Fans/lights in all rooms controlled by light switches
- Blinds/shutters
- Whole house fan
- Newer carbon monoxide/smoke detectors in house, as well as monitored by Knight Security
- Surround sound in family room downstairs, as well as canned lighting and over the fireplace lighting
- Upgraded 6 paneled doors
- Upstairs laundry with storage and deep sink
- Ample storage
- Front window view of mountain
- Arch window-custom honeycomb blinds
- Silestone quartz counters-large kitchen island

### **3613 Lake Circle Drive – Updates & Features**

- Under cabinet lighting
- Vanishing front door screen
- Panoramic front door peephole
- Surround sound in family room
- New fridge July 18
- Newer kitchen appliances-Bosch dishwasher
- 2 fruit bearing trees
- Irrigation drains throughout property
- Front porch auto timer for light