

TOP 10 REASONS YOU WILL ❤️ THIS HOME



17968 AGUAMIEL ROAD | SAN DIEGO 92127

3,000 SF | 7,618 SF LOT

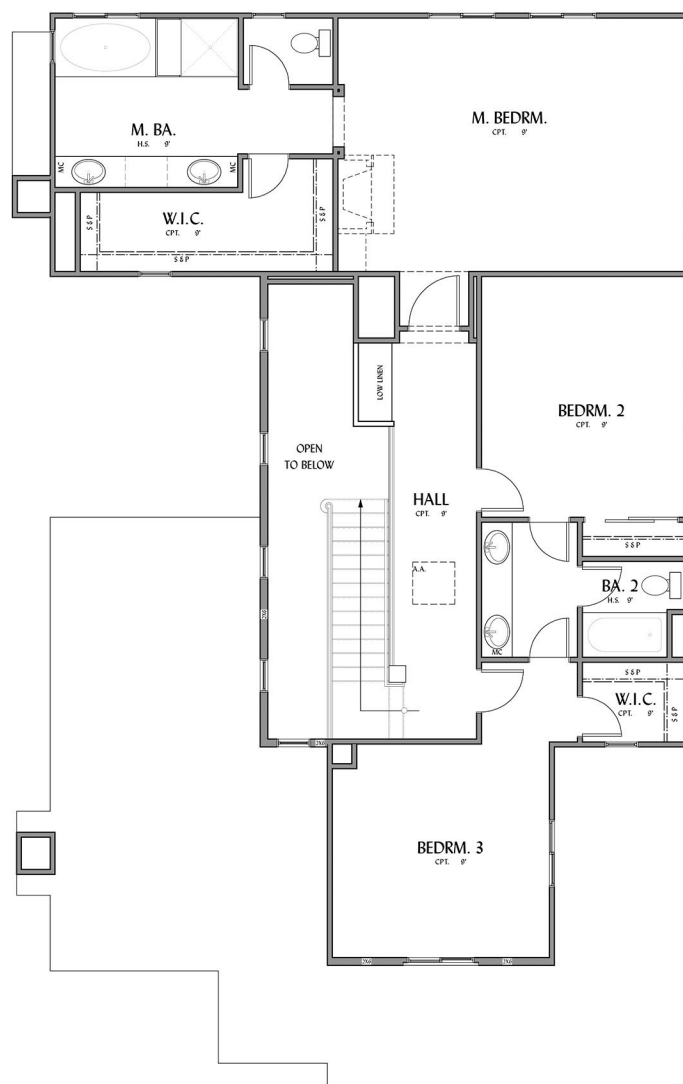
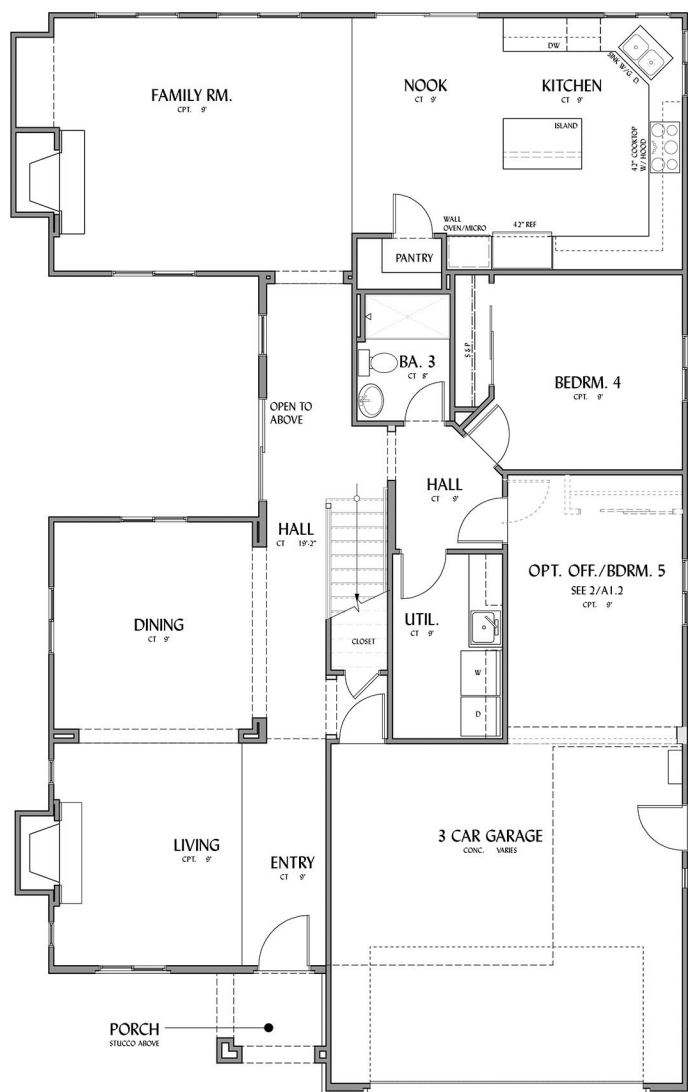
4BR | 3BA + OFFICE

NO MELLO ROOS!

LIST PRICE: \$899,000.00

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1. Solid constructed home built in 2010 from the ground up!
2. The home is situated on the lot to take full advantage of the generous side & backyards; secluded space, plenty of privacy and without homes behind you.
3. Beautiful drought tolerant & fire resistant landscaping designed by Greg Rubin, California's Own Native Landscape Design (www.calown.com)
4. The Backyard is created for entertaining and relaxation: cozy sitting area on the side of the home with a calming fountain; the backyard includes a 20' x 11' fully permitted Trex deck; outdoor kitchen with Gas/Electric | BBQ | sink | minifridge; ample room to enjoy the outdoors
5. Smart floor plan with downstairs bedroom with a full bathroom (shower) nearby; downstairs office with custom built-ins
6. Energy efficient property: Photovoltaic (PV) roof integrated solar electric power system; tankless water heater; on-demand water recirculation pump; Low-E dual pane glass windows; energy efficient 13-SEER air conditioner
7. Kitchen is located near the backyard; KitchenAid stainless appliances and a handy pot-filler over the cook top
 - a. Built-in 36" side-by-side refrigerator with ice & water dispenser
 - b. 36" gas cook top with five burners
 - c. Double electric ovens 3.8 cubic feet each
 - d. Built-in microwave oven
8. Roomy laundry room located on the lower level with granite counters, white cabinetry; deep basin sink
9. Knotty pine wooden front door gives a rich accent to the entry of the home
10. Designer flooring with a combination of travertine, wood, lush carpeting & ceramic tile.



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