

## **Facts, Features, and Upgrades: 10850 Owensmouth Ave.**

### **Fast Facts/dates:**

Year Built: 1976

Present owner since: 2016

Full house remodel completed July 2023

Second AC zone added in 2023 remodel, serves primary bedroom, bathroom, closet

Pool Remodel July 2021

New driveway February 2023

In the corral: Shed (14x20), planters and concrete, April 2023

Roof: 2014 (Verbal per prior owner, no documentation to support, but I think it's accurate)

HVAC upgrade 2014, moved FAU into attic, new exchanger outside

Pool equipment is a mix of 2014-present. New pump 2018, new filter screens 2025

### **2023 house remodel features/specifics:**

#### **Chef's Kitchen**

Top of the line **Thermador** appliances, purchased in 2021

48" dual fuel professional stove with 6 burners, griddle, warming drawer, steam oven, regular oven, WiFi

Dual wall ovens with WiFi

Counter-depth refrigerator with WiFi

Microwave/convection oven

Dishwasher

#### **Features:**

Custom vertical grain walnut cabinets with matching (booked) grain

Under-cabinet LED lighting

Soft-close cabinet drawers and doors

Pull-out shelving in pantries and lower cabinets

Utensil & spice drawer inserts

"Magic Corner" storage system

Stainless Ruvati sink system with attachments

Brizo pot filler

Terrazzo floor in kitchen and family room

Blanco Crystol white quartz countertops

Center island with Organic Concrete top

**Family Room:**

Matching custom vertical grain walnut wall unit with LED lights

**Living Room:**

High-end hardwood maple engineered wood flooring

Floor is joisted to eliminate "step-down" feature and level it with the rest of the house

Gas log set in fireplace is included

**Primary Bath/Room Addition**

Remodeled in 2023 to add a primary bath and extended closet.

Brizo faucets in shower include a rain head, power head, shower wand

Brizo faucets and dual sinks in an 8' countertop

Custom vertical grain walnut "floating" sink cabinet with LED underlighting

72" soak tub with partial view of Stoney Point

"Starburst" chandelier over soak tub

Organic Concrete countertop

Toto Washlet bidet toilet

Custom vertical grain walnut cabinet above toilet

Mitsubishi "mini-split" HVAC system serves primary bedroom, bath, and closet

Extended primary closet is 16'x7', built out with Ikea closet system

Skylight in primary closet

**Home Remodel, General:****Completed in July 2023, the remodel included the following:**

All work performed by Kavin Construction via licensed contractors. Permitted and approved, inspected throughout, certificate of occupancy issued at the conclusion.

All-New electrical panel

Electrical system brought up to current code throughout the house

New energy efficient double pane, UV limiting windows throughout the entire house

Garda Security Screens on all entry doors and on garage door

Terrazzo flooring in kitchen and all bathrooms

Hardwood maple flooring in living room and all bedrooms

All-new plumbing fixtures and toilets throughout the house

## **RV Access/Sewer Dump**

In 2023 the driveway was replaced with new concrete to support the weight of a 40' RV. The concrete on the left hand side of the driveway was built with 3" of base and 8" of concrete, 2,500 PSI, #5 rebar on 12" centers.

An RV sewer dump is located under a bronze cover in the driveway

A standard RV electrical panel has 50amp, 30amp, and (2) 20amp outlets

There is a city water hose bib near the electrical panel

## **Drought Tolerant Landscape Design**

The landscaping at 10850 Owensmouth was designed by Randy Mineo of Chatsworth Landscape Designs and installed in 2017. It consists of a drip irrigation system and drought tolerant plants, planted in a base of decomposed granite for weed suppression. The surrounding walls are lined with leafy privets for better privacy. The entire system is on an automatic timer located on the outside of the house so it can be accessed by a gardener if so desired.

We currently pay \$170.00/month for gardener services and we rarely have to do anything except the occasional trimming and shaping. Our latest water bill for 5-14-25 to 7-16-25 was \$256.00 or \$128.00/month.

The garden boxes in the yard behind the primary bedroom are also on a drip system with its own valve. We did not plant anything this year due to selling the property, but those boxes produce very well.

The yard has an orange, lemon, lime, and a grapefruit tree. All are producing except the lime tree which we can't figure out, but the tree is healthy and maybe just not mature yet.

## **Security System:**

The house currently has a full, working ADT security system on all doors and windows, including the garage overhead doors.