

# 24572 SUNSHINE DRIVE

Laguna Niguel, CA 92677

*Features & Upgrades | Fully Reimagined Since 2020*

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## MAIN FLOOR

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### Kitchen

- Double-stacked white painted custom shaker cabinets to ceiling; plywood construction (not MDF)
- Honed natural stone black countertops
- Soft-close doors & drawers throughout
- Four-stage under-sink water filtration system with dedicated Kohler drinking water spout
- Glazed ceramic subway tile backsplash to ceiling
- (4) Floating walnut shelves
- Recessed LED lighting and under-cabinet lighting on dimmer switches
- 36" Kohler Whitehaven white cast iron apron front sink
- Delta Touch faucet
- Samsung stainless steel appliances (matching suite; fridge conveys)
- Hunter Douglas woven shades on door & window at sink

### Living Room

- Visual Comfort by Kelly Wearstler Cubist Chandelier
- Real distressed brick fireplace surround to ceiling with decorative painted white mantle
- Wall mounted LED TV (included)
- Modern black ceramic fire balls
- (4) LED recessed lights on dimmer switch with ceiling fan pre-wire on separate switch
- Hunter Douglas Palm Beach shutters
- Waterproof luxury vinyl plank flooring (Provenza Moda Living — 20 mil wear layer with beveled edge) installed throughout main floor
- 9' ceilings throughout main floor

### Dining Room / Banquette

- Custom built-in banquette seating with Miele 3-zone, 90-bottle wine fridge
- Currey & Company chandelier
- (4) LED recessed lights on dimmer switch
- Shiplap feature wall

### Office

- Custom shaker-style white built-in cabinetry including desk and floor-to-ceiling storage cabinet with soft-close doors & drawers
- Maple slab floating shelves
- Honed natural stone black countertop (matches kitchen)
- Frosted glass shaker-style entry door
- Custom shiplap wall from floor to ceiling
- Hunter Douglas Palm Beach shutters
- Recessed LED lighting on dimmer switch
- Hardwired ethernet cable (hub in primary closet)

### Downstairs Guest Bath

- Custom shiplap walls
- Hexagon tile installed to ceiling behind vanity
- Matte black faucet and light fixture
- Round matte black framed mirror

## **SECOND FLOOR**

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### **Stairwell**

- Luxury vinyl plank stair treads with white risers
- Craftsman-style painted white railing with square spindles and post
- Custom window trim and casing
- Recessed LED lighting on dimmer switches

### **Primary Suite**

- Soaring 10' slanted ceilings in bedroom and bath
- Dual shaker-style entry doors
- Custom shiplap wall from floor to ceiling
- Fanimation dimmable ceiling fan
- Hunter Douglas Palm Beach shutters

### **Primary Bath**

- Freestanding slipper soaking tub
- Frameless glass shower enclosure with porcelain subway tile surround to ceiling (matte black hinges and handle)
- Brizo shower column with rain shower and hand wand
- Shaker-style dual vanity with soft-close doors and drawers
- Honed quartz countertop
- West Elm white oak medicine cabinets
- Kichler lighting
- One-piece toilet with separate privacy water closet
- LED recessed light above tub with matte black light fixtures at vanity
- Hunter Douglas Palm Beach shutters
- 10' slanted ceilings

### **Primary Walk-In Closet**

- Custom shaker-style closet system with soft-close doors & drawers
- Hardwired ethernet cable (hub location)

### **Guest Bedroom 1 — Barn Door (10' x 11')**

- Shaker-style painted white barn door with matte black track and handle
- Fanimation dimmable ceiling fan
- Craftsman-style window trim and casing
- Matching craftsman-style closet door and organizing system
- Hardwired ethernet cable

### **Guest Bedrooms 2 and 3 (11.5' x 11' each)**

- Beaded chandelier-style ceiling fan with light
- Craftsman-style window trim and casing
- Matching craftsman-style closet door and organizing system
- Hardwired ethernet cable

### **Guest Bath**

- Painted shaker gray dual vanities
- White subway tile wainscoting
- Matte black LED light fixtures
- Matte black framed mirrors
- Additional privacy door separating vanities from tub/shower and toilet

### **Upstairs Flex Space — Sitting Area**

- Built-in mini-fridge and coffee bar with storage
- LED recessed lighting on dimmer switches
- Hardwired ethernet cable

### **Upstairs Flex Space — Gym Area**

- LED recessed lighting on dimmer switches
- Hardwired ethernet cable
- 50-inch wall-mounted LED TV

### **Upstairs Laundry Room**

- Chevron marble/porcelain mosaic tile floor
- White shaker upper cabinets with soft-close doors above washer/dryer
- LED light fixture
- Washer machine leak detection shut-off valves
- GE Profile UltraFresh 5.3 cu ft washer (included)
- LG dryer (included)

## **EXTERIOR & OUTDOOR**

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- Herringbone pavers from front sidewalk throughout side yard and backyard
- Expanded BBQ island with storage — Louisiana Grills smoker (included) and natural gas stainless steel BBQ with garbage insert and electrical supply
- Built-in circular natural gas fire pit
- Natural gas quick-connect stub for patio heater (stub is in place for possible future connection to a generator)
- Polk Audio outdoor speakers
- Kichler brass LED landscape lighting — path lighting, uplighting on palm, uplighting on side yard, downlighting on backyard and retaining wall
- Backyard landscaping with retaining wall and raised planting beds
- Side yard landscaping
- Succulent and tropical plant landscape assortment with smooth pebble plant bed covering
- Rachio Smart Sprinkler System
- Exterior stucco, garage door, and trim painted (2021)
- Concrete tile roof (fully inspected during solar installation)
- Low voltage exterior lighting system on timer for front and back yard

## **SYSTEMS, SMART HOME & GARAGE**

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- Owned 14-panel LG solar system — paid in full (installed 11/2019)
- EV charger in garage
- PEX re-pipe throughout (2021)
- Dual HVAC system — Lennox Elite air conditioning unit and furnace (2021)
- High-efficiency Culligan whole-house water softener
- SimpliSafe security system
- Nest thermostat
- Nest camera system
- New garage door opener with battery backup, remotes, and exterior keypad
- Garage: epoxy floors, built-in cabinet system with soft-close doors, overhead storage system, wall-mounted rack system, and additional storage nook under stairwell

## **THROUGHOUT THE HOME**

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- Painted shaker-style Dutch front door with matte black handle and hinges
- Solid-core shaker-style painted white interior doors throughout with matte black doorknobs and hinges
- Hunter Douglas Palm Beach shutters throughout
- Waterproof luxury vinyl plank flooring (Provenza Moda Living) throughout
- Custom window trim and casings
- Hardwired ethernet throughout (hub in primary closet)
- Low HOA | No Mello-Roos | Low Tax Rate

## **FURNITURE AVAILABLE**

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- Select furnishings are available for purchase separately and may be negotiated outside of escrow. Please inquire with the listing agent for full list.