

the boutique

REAL ESTATE GROUP

LADERA RANCH POOL HOME WITH 3-CAR GARAGE
16 KEMPTON LANE, LADERA RANCH, CA 92694 USA
4 Beds | 3 Baths | 3,035 SF | 5,493 SF Lot
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PROPERTY UPDATED FEATURES LIST

Previous Owner Improvements:

Home

1. House Re-Piping	2020-2023
2. Full Kitchen Remodel	2020-2023
3. Master Bath Remodel	2020-2023
4. Living Room Remodel	2020-2023
5. Exterior Room Remodel- Entire Home [stucco,trim,doors]	2020-2023
6. Soft Water System Installation	2020-2023

Landscaping/Hardscaping

1. Consturction of Outdoor BBQ island	2023
2. All New Backyard and Frontyard Landscaping including irrigation and low-voltage landscape lighting	2023
3. All New Outdoor Light Fixtures	2023

Current Owner Improvements:

Home

1. New Luxury Vinyl Flooring and Carpeting throughout Entire Home	2023
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Window Treatments

1. New Screens Throughout Home	2023
2. New Blinds and Shades at Various Locations	2024
3. New Drapes and Curtains in Living Room	2024

Garage

1. Permanent Garage Racks	2023
2. New Epoxy Floors in both Garages	2023
3. New Garage Door Operators at both Garages	2023

Plumbing

1. Tankless water Heater- Replace Traditional Water Heater	2025
2. Garbage Disposal Installation	2023
3. Install Ball Valve, PRV, and Irrigation Box	2023
4. Annual Home Plumbing Inspection & PRV Installation	2024

Cabinets

1. New Cabinets Installed in Master Closet, Master Bath, both Upstairs Bedroom Closets Hallway, Pantry Garage and office	2023, 2025
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Year:

Current Owner Improvements Continued:

Pool

1. Full Pool Remodel [Coping Trim Tile, Pebble Tek, Pool Lighting, Fire bowls, filter pump, booster pump, spa heater, valves]	2023,2024
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Electrical

1. Install Dedicated Circuits, Plugs & Ceiling Fans	2023
2. Pre- Wire & Install Garage & Loft Lights	2023
3. Install Dedicated Circuits & Convenience Plugs	2023
4. 200A Solar-Ready Panel Change Out & Curcyt Trace	2023
5. Under Cabinet Lighting & Pool Box Wiring	2023
6. Install GFCI Plug, Outlets & Ring Camera	2023
7. Install Art Lights & Change Out GFCI	2023
8. Install Step Illumination Lights Near Spa	2023
9. New Cieling Fans In All Bedrooms	2023

HVAC

1. Installation of Dual 3-Ton, 19SEER2 X-SERIES R32 Variable Speed Systems, Including Two CORE forced Air Units and Two Matching Heat Pump Condenser Units	2025
2. Replaced all HVAC Registers	2025

Paint

1. New Interior Paint Throughout Home	2023
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Solar Installation

1. Installation of New Solar System with Battery Back-Up [Fully Paid Off] a. 10.4kW, 26 Panels, 2 SE Rate Server, Battery Back Up	2024
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Other

1. New Smoke/CO Detectors Throughout Home	2025
2. New Dishwasher	2023
3. Bath Faucets	2026