

PROPERTY UPGRADED LIST:

Thoughtfully refreshed for modern living, this home features extensive interior renovations, major system updates, roof upgrades, new skylights, and refreshed outdoor amenities.

HOME IMPROVEMENTS

BATHROOMS:

- Complete permitted remodels from top to bottom, including new tile, vanities, countertops, plumbing fixtures, lighting, hardware, and finishes.

FLOORING:

- Complete permitted remodel with new cabinetry, countertops, designer finishes, fixtures, and a full suite of luxury FORNO appliances.

KITCHEN:

- Complete permitted remodel with new cabinetry, countertops, designer finishes, fixtures, and a full suite of luxury FORNO appliances.

LAUNDRY+HALLWAY BUILT-INS:

- Laundry room upgraded with new cabinetry and countertops. New upstairs hallway cabinetry and quartz countertops add practical storage and a finished custom look.

FRESH INTERIOR + EXTERIOR PAINT:

- The interior and exterior were completely repainted, creating a cohesive, refreshed presentation inside and out.

NEW FRONT ENTRY:

- A new front entry door was installed with new hinges and hardware for an updated first impression and improved everyday function.

EXTERIOR, SYSTEMS & OUTDOOR LIVING

ROOF REPAIRS + NEW SKYLIGHTS:

- The roof was professionally inspected and upgraded where needed. Upgrades included replacement of broken tiles, repair or replacement of damaged flashing, correction of wood rot and fascia damage, and replacement of localized sections of damaged roof-edge sheathing and underlayment. Skylights were also installed.

WINDOWS + HVAC:

- New windows and new HVAC systems were installed by licensed contractors. The seller reports the work was completed to applicable code requirements. Permits were not obtained for these two scopes. This permit status should be reflected consistently in seller disclosures and buyer due diligence.

POOL + SPA

- Pool and spa equipment are fully functioning. The property is currently serviced weekly by a pool-maintenance professional, and the buyer may elect to continue with the same service provider after closing.

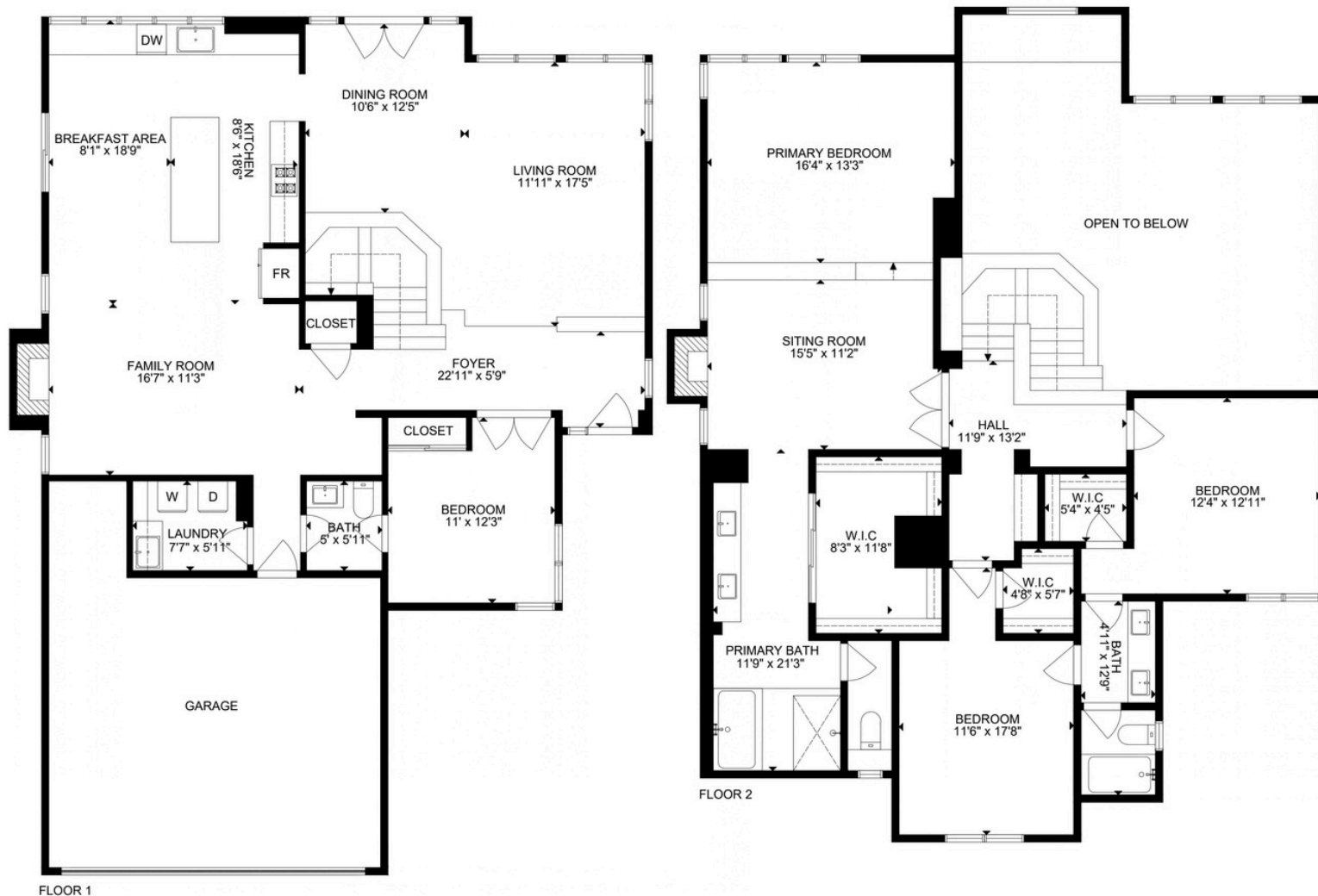
BUYER INFORMATION & TRANSPARENCY

This summary is intended as a convenient overview of seller-reported improvements. Kitchen and bathroom remodels were completed with permits. Permits were not obtained for the window and HVAC installations. Flooring product classification is still being confirmed. Buyers should review seller disclosures, available permits, receipts, contractor information, inspections, and other documentation as part of their own due diligence.

RENOVATION AT A GLANCE

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| • Permitted kitchen remodel | • New HVAC systems | • Complete interior + exterior repaint |
| • Permitted bathroom remodels | • New wide-plank flooring | • New front entry door + hardware |
| • Luxury FORNO appliance suite | • New laundry cabinetry | • Roof updates + new skylights |
| • New windows | • New hallway cabinetry + quartz | • Operational pool + spa equipment |

TOTALLY UPGRADED PINNACLE POINTE HOME
6727 E PINNACLE POINTE, ORANGE CA 92869
4 Beds | 3 Baths | APPROXIMATELY 2,814 SF | 5,150 SF Lot
6727PINNACLEPOINTE.COM // THEBOUTIQUE.COM



*DISCLAIMER: HOME HAS BEEN PROFESSIONALLY MEASURED WITH A 3D DIGITAL CAMERA. MEASUREMENTS MAY DIFFER THAN PUBLIC RECORD . BUYER TO VERIFY AND SATISFY THEMSELVES