

## **3670 Genista Place, Fallbrook CA**

### **List of Amenities**

#### **Inside:**

- 2,600 sf 4 bedroom model "1" built as a 2 bedroom, 2.5 bath plus library. Built in 2000. Both bedroom conversions are reversible
- Golf course and mountain views from both inside and outside the house
- High ceilings and arches – open floor plan – Air Conditioned
- Designer neutral colors and walls throughout. Crown moldings.
- Custom built-ins to store electronic components for TV, stereo, DVD, etc.
- Real wood burning marble faced fireplace & stub out for starter
- Upgraded carpet and porcelain tile.
- Sewer not septic for easier maintenance & room additions.
- Natural gas not propane.
- Gourmet kitchen with granite counter tops and backsplash and stainless steel sink.
- All Jenn-Aire appliances – Central Vacuum system.
- Security system with smoke alarm directly connected to the fire department.
- Closet by Designs built-ins in the garage and guest room closet.
- Designer window coverings – Window moldings and sills and 6" baseboards throughout – Crown molding in Library.
- Upgraded plumbing and faucets.
- Wired for ceiling fans throughout – wired for surround sound in family room, library and outside

#### **Outside**

- Privacy and seclusion in the back and side yards – Pitch and putting green by Southwest Greens, Inc.
- Hot tub spa by Jacuzzi – Covered front porch and rear patio.
- Raised patio and gazebo surrounded by rose garden and views of golf course and mountains.
- Family fruit and citrus trees on bubbler system – Gopher proof raised gardening boxes.
- Extra hose bibs and electrical outlets. Receptacle for outdoor Christmas lights with indoor switch.
- Mostly drip irrigation system to lower water bills.
- Circular driveway with dramatic pillar entrance – conduit installed.
- Wired for outdoor speakers.
- Fully landscaped with lush, colorful and exotic plants.
- Timed lighting and security lights – Natural gas BBQ hookup.

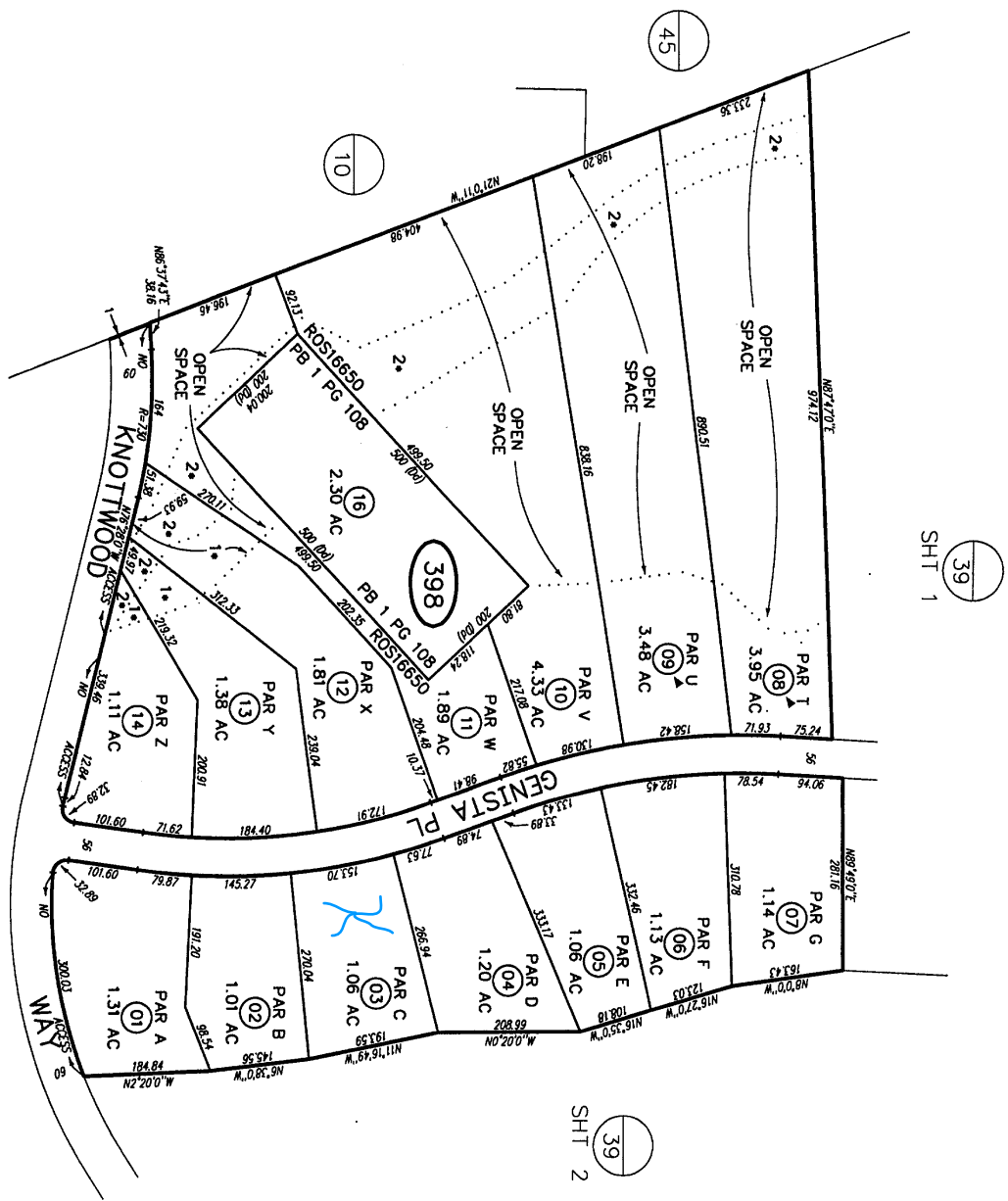
#### **Money Saving Features**

- No Mello Roos tax – No Homeowners Association fees
- Natural gas not propane – Sewer not septic – Drip irrigation saves water and reduces your water bill.
- Double pane windows and sliding doors lower energy bill.
- Invisible screen at front door to allow front door to stay open to get afternoon breezes.
- Ceiling fans throughout.

For more information call Stephen Rosenbaum, Broker 760.695.8485

DATE	PRIOR MAP	NEW MAP	TYPE
01-THRU-01	01-THRU-01	01-THRU-01	NO CHANGE
02-THRU-02	02-THRU-02	02-THRU-02	NO CHANGE
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45-THRU-45	45-THRU-45	45-THRU-45	NO CHANGE

1. OPEN SPACE  
2. EQUESTRIAN AND PEDESTRIAN TRAIL



46  
SHT 1

39  
SHT 1

39  
SHT 2

PB 1 PG 108 - RANCHO MONSERATE  
ROS 13927, 16650