

# 1290 Moraga Drive, Bel Air

## Upgrades & Special Features

---

- Recently resurfaced tennis court
- Revamped court lighting
- New water pumps and plumbing for all three water features in the backyard
- Five HVAC zones (2 up, 2 down in main house, 1 in guest suite)
- Sonos throughout the house and outside
- Wifi network and hardwire computer network throughout house connected to high-speed internet via Spectrum with Frontier back-up
- DirectTV TV connections in all bedrooms, kitchen, great room, "theater room"
- HVAC ducting recently replaced (< 1 year ago) for the two zones serviced by the units above the master bedroom
- Pool-filter pump recently replaced
- Almost all the flooring in the house replaced about three/four years ago
- Stucco repainted about 3/4 years ago
- Outside wood trim painted two months ago
- All walls and ceilings inside painted about 3/4 years ago
- One bedroom upstairs and "maid's room" downstairs repainted a couple months ago
- Master bath has built-in sauna, jetted tub, heated floor
- Entire hillside irrigated
- Backup generator powers the whole house (if only one AC zone is used) in the event of a power outage. It runs on natural gas in default, but in case the gas also goes out (as it might with an earthquake), there is also a propane tank that can power it. It is under extended warranty for at least several more years
- Upstairs and Downstairs Laundry Rooms
- Outdoor kitchen at Tennis Pavilion; 3 outdoor bars/BBQs/serving areas