

## Lugar Feliz

### Furnished & Move-In Ready

- Quality bedroom sets with **custom Guanacaste wood furniture**
- Spacious **living room with queen sleeper sofa** and **new 55" LG Smart TV** (2024)
- Fully equipped **kitchen** with LG inverter refrigerator, GE induction range, granite countertops, microwave, air fryer, blender, toaster, and more
- All **pots, pans, dishes, linens, towels**, and household essentials
- Functional **office setup** with desk, computer, printer, and monitor
- Patio furniture, robot vacuum, speaker system, and yard tools included
- Additional sleeping options: collapsible guest bed

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### Recent Improvements & Features

The sellers have made numerous upgrades focused on comfort, security, and function:

- **10,000-gallon pool with privacy walls**
- **Electric entrance gate** and **dusk-to-dawn flood lighting**
- **Full electrical upgrade**: 200-amp service and complete rewire
- **Paved 4-car carport** with integrated laundry room and pool shower
- **Back patio enclosure** + new patio doors (kitchen and bedroom)
- **3 newly installed A/C units** + additional back-room A/C
- **Whole-house hot water system**
- **Interior and exterior painting completed** (2024–2025)
- **Attic insulation and eave work completed**
- **Water softening system**
- **Upgraded kitchen cabinets**
- **Front patio ceiling fans and lighting**
- Ongoing **landscaping project** for 2025
- **Guardline alarm system** installed