

SELLER'S LIST OF HOME IMPROVEMENTS

OVERALL HOUSE

- re-wired
- re-plumbed
- installed 5 exterior cameras
- new interior and exterior light fixtures
- new hardwood throughout
- new Milgard double-hung, double-paned windows throughout
- Rohl and Newport Brass fixtures throughout
- new interior/exterior doors throughout house
- all Emtek door hardware, exposed ball-tip hinges on all doors
- recessed lighting throughout
- new casing, window sills and crown/base molding throughout
- custom draperies and window treatments
- new 12' extension to house

11531
CLOVER AVENUE
MAR VISTA, CA 90066



KITCHEN

- all custom cabinets with soft-close doors and drawers (kitchen has exposed European hinges)
- stainless steel appliances, includes Bosch dishwasher; stacked washer/dryer, 48" Thermador range with griddle and two ovens
- Carrera marble backsplash in kitchen (counter to ceiling)

LIVING AREAS

- leveled off sunken family room, everything is same level now
- French doors off of dining area and master bedroom open to wood deck
- vaulted ceilings in family room and master bedroom

BEDROOMS AND BATHROOMS

- added third bathroom
- extended/reconfigured master bath/closet en-suite
- large walk-in closet in master
- freestanding tub in master
- all counters, shower benches and thresholds are white Thassos marble
- all shower enclosures are seamless glass
- all undermount sinks

OTHER AREAS

- new laundry room with sink
- finished garage, new garage door, plumbed commercial sink in garage
- backyard designed by Lisa Mosely and has custom: large hardwood deck, built-in gas fire pit, custom concrete L-shaped seating, built-in gas barbecue with separate side burner, bar counter and room for outdoor fridge
- new landscaping in front and backyard, includes fruit trees (cara cara oranges, Meyer lemons, bears lime, fuyu persimmon, elephant heart pluot, several apple espalliers) and several dozen roses
- drip irrigation throughout front and backyard
- "green" driveway