

Property Update List

1304 12TH STREET #C MANHATTAN BEACH, CA 90266

In Unit:

- Recessed Lighting
- Remodeled Fireplace
- Hardwood Floors (Both Bedrooms)
- New Front and Kitchen Windows
- New Slider in Master Bedroom
- New Wet Bar
- Remodeled Master Bathroom
- Remodeled Guest Bathroom (Downstairs)
- New Baseboards and Paint
- Built Master Closet

HOA:

- \$50k in reserves
- \$450,000 exterior extensive remodel completed in 2017.
Down to studs. All structure and waterproofing brought to new condition.
- All new exterior and patio drains 2017
- All new Exterior Railings 2017
- All clean outs and plumbing serviced in 2018
- All fire codes up to date and sprinklers
- Yearly roof maintenance. Last replaced 2012
- Yearly Termite inspection and spot treatment. Fumigation due in 2021
- **Plans for 2020:** New lighting in garage, Garage slab maintenance, Landscaping.