

RECENT UPGRADES

6 Savannah Lane, Ladera Ranch, CA 92694

Kitchen:

- Brand new kitchen backsplash
- Brand new cabinet knobs on **all** interior cabinets
- Brand new kitchen sink and faucet
- Brand new kitchen refrigerator
- Brand new kitchen dishwashing machine
- New kitchen cabinet - under mount LED lighting installed
- New “soffit” wall built into kitchen above cabinetry to ceiling in order to hide previously exposed kitchen microwave/oven vent which leads smoke/steam to exterior of home.
- New crown molding above kitchen cabinetry which is connected to new soffit wall.

Bathrooms

- Brand new downstairs bathroom vanity and faucet
- Brand new toilets in **all** 3 bathrooms
- Brand new lighting fixtures in **all** 3 bathrooms
- Brand new wood framed mirror in downstairs bathroom
- New molding/frame around upstairs bathroom mirrors
- New medicine cabinets in both upstairs bathrooms
- New natural stone mosaic backsplash in both upstairs bathrooms vanities
- Master bathroom bathtub natural stone mosaic backsplash
- Master bathroom complete shower remodel: new cement base, natural stone/tile floor, walls, ceiling; new shower faucet/fixture, and glass shower door.
- Master bathroom new countertop porcelain sinks/faucets
- All 3 bathrooms have new steam fans
- Both upstairs bathrooms had tile countertops replaced with new black granite countertops

Additional Upgrades:

- Brand new tile flooring throughout entire home (all downstairs and all upstairs bathrooms)
- Entire staircase and upstairs hallways/bedrooms re-carpeted
- New smart home “NEST” thermostat and smoke alarm/carbon monoxide detectors installed throughout home
- Brand new downstairs fireplace stacked stone surround
- Brand new door knobs on **all** interior and exterior doors
- **All** woodwork and cabinetry throughout home refinished and painted (downstairs entertaining built-ins, stairway banisters/railing, kitchen, upstairs landing, upstairs computer built in & both upstairs built in bathroom vanities)

- 2 **brand new** interior doors **added**, where no doors existed before (downstairs between hallway off kitchen and downstairs bedroom/den) (upstairs between master bedroom and closet hallway before master bathroom)
- All previously existing recessed lighting cans replaced with new LED recessed lighting cans throughout entire house (downstairs bedroom, kitchen, downstairs bathroom, upstairs bathrooms, upstairs hallway, stairway, computer area, master bedroom closets)
- Wood Countertops in upstairs landing/computer area replaced with new black granite countertops with molding finish.
- New computer area under mount LED lighting installed (none existed before)
- Brand new installed LED recessed lighting cans installed where none existed previously (downstairs living room, 2nd bedroom upstairs)
- Lighting fixtures replaced with new fixtures and/or chandeliers (dining area downstairs, 2 of 3 upstairs bedrooms)
- Garage has new motion sensor activated LED ceiling lights where none existed before
- New dimming switches installed in **EVERY** room to dim recessed lights/chandeliers
- New built in light sensor nightlights throughout home (8 total)
- New computer area under mount LED lighting installed (none existed before)
- Freshly painted, doors, baseboards, Entire interior of home re-painted (garage is sole room that wasn't painted)
- New attic access square created in master bedroom closet hallway (no attic access existed before) finished off with molding and tile top cap
- New Washing and Drying Machines
- Built in ceiling storage racks and wall mounted cabinetry storage in garage
- Front yard and side yard new landscaping (flowers and plants)