

## LIST OF UPGRADES

### and Information about

15 Rockinghorse Road, Rancho Palos Verdes, CA 90275

1. 80 FT. long Red Tile Roof has been doubly Hot-Mopped
2. All sliding glass windows and doors on both levels
3. Covering of the 80ft long balcony was engineered by ADM Manufacturer and those pages/document will be provided to the Buyer.
4. Large Trane XV80i Air Condition with CLEAN EFFECTS FILTER and ALL NEW DUCTS Zoned for both levels with separate controls. Recently Serviced. Receipts (will be provided to buyer)
5. Panoramic Views lying in bed from 4 of the 5 bedrooms
6. New Kitchen designed with a Tuscan Flair with Top-of-Line appliances Viking Range with a Powerful Vent. The Mantle was custom designed and you can pull-out the pillars at either side with shelves for Spices etc.
7. The kitchen has a fireplace with T.V. on the wall above + family area, bookshelves, powder room + laundry room where there is DIRECT ACCESS to the garage. The kitchen has both a Panoramic View standing at the kitchen sink and also a view of the private garden from the Bay window in the family area which will be in full bloom by Easter.
8. Entry level has Marble flooring, it also has marble stairs to lower level and at the bottom of the stairs there are 2 Paneled Doors that can lock for privacy. All 3 bedrooms on this lower level have Panoramic views lying in bed + Family room with Fireplace, Bookshelves and a Beautiful 176 (inch) Wet Bar which was designed by a Master Carpenter with sink and loads of cupboards. There is a separate room with hook-ups for a washer and dryer (there is currently a refrigerator in that room)
9. The LOWER LEVEL also has a PRIVATE ENTRANCE, if needed, from the gate at the right side of the garage door.

## Front and REAR GARDENS

10. My Rear Garden is 120 feet wide with access to the property line, there is a Hand Rail at the right side where the grass is, to a large flat area which would be great for Fruit Trees.
11. On my front 100 ft driveway there are several areas for 2 more parking spaces. The small gate to the left side of my garage is kept locked until someone has permission to enter.
12. When the small gate is opened there is 40ft to the front door and then another 40 feet of total privacy.
13. By Easter all the flowers in the garden are in bloom which always give me a wonderful feeling.
14. The garden has never been sprayed so the small birds come back every year. I love to hear them chirping

I hope the next Buyer will enjoy this beautiful private property as much as I have since the year 1977

Sincerely,

Kathleen Parkes Broker, CAL DRE# 00554689

15 Rockinghorse Road, R.P.V CA 90275

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