

## House Improvements for 1751 Miramar Dr., Newport Beach

1. Front yard
  - Hardscape/soft scape with retaining wall and patio deck.
  - LED Landscape lighting
  - Irrigation system and controller added
  - Front door changed to Dutch door
  - Front vinyl French doors added
  - Horizontal weather resistant siding and shutters added
2. Backyard
  - Built in gas bar BQ w/ TV
  - Hardscape/soft scape
  - Vinyl patio cover
  - Vinyl French door added
  - LED Wall sconce lighting added
  - Shower head with hot water
3. Exterior General
  - All window replaced to dual pane and vinyl
  - All doors and frames replaced to weather resistant
  - Facia board replaced around entire house
  - Hardscape concrete around entire house
  - Vinyl fence and gates added around entire house
  - Tank less gas water heater added at closet (Noritz)
  - LED Wall sconce lighting added
  - Paint
4. Garage
  - Tub utility style sink added
  - Laundry room added
  - Built in cabinets
  - Recessed lighting/LED
  - Media center control box added
  - Salt water softener system added
  - New aluminum garage door and frame

5. Kitchen

- All stainless appliances
- Layout re-designed
- Calacata Carrara marble counter tops
- Custom built in shaker cabinets and hardware
- LED recessed lighting and LED under counter lighting
- Pura Flow water filtration system
- Farm style sink and faucet

6. Restrooms (3)

- Toto water saving toilets
- Custom built in shaker cabinets
- Sinks and faucets
- LED recessed lighting and decorative wall sconce lighting
- Travertine flooring
- Custom walk in master shower

7. Bedrooms (4)

- Ceiling fans
- Exposed beam ceilings
- Built in closet organizers
- Custom walk in master closet
- LED recessed closet lighting
- Mirrored closet doors

8. Interior General

- 6" planked Texas Hickory wood flooring throughout
- Shaker doors and frames
- White wainscoting, crown molding and 5" baseboard throughout
- Custom built in TV center front room
- White decora switches, dimmers and receptacles
- New drywall throughout
- LED recessed lighting throughout
- Wired TV and media cabling
- Decorative pendant lighting
- Smoke detectors
- Remote control window coverings
- Completely re-wired
- Paint