

## ADDENDUM TO MLS LISTING DETAIL

2208 Via Alamitos  
Palos Verdes Estates, California 90274

PRELIMINARY PLANS FOR ADDITIONAL REMODELING WITH 450 SQUARE FEET OF LIVING SPACE INCLUDES:

- Additional Bathroom on lower level
- Deck off of the main living area level
- Remodeled Master Suite
- Remodeled Kitchen into Great Room Style
- Plans would be for a total home square footage of 3,100 sq. ft.

### EXISTING NEWLY REMODELED AND UPGRADED FEATURES

#### Pool

- Salt water pool newly resurfaced with mini-pebble surface
- New duals (for safety) drains in both spa and pool.
- New pumps, motors and gas heater (300,000 BTU) for pool and spa
- New safety gate for kids and pets

#### Interior Appliances

- New 50 gallon gas water heater with 6 year warranty. Installed by local plumber
- New KOBE brand under cabinet range hood with ultra-quiet setting and up to 800 cubic feet per minute power
- New dedicated 15 amp circuit for microwave oven

#### Interior Improvements

- New Walnut wood floors, stair treads and rungs
- New carpet in bedrooms
- New wall mounts for ultra-flat screen televisions in both living rooms
- New R30 attic insulation
- New attic fan to help save on air conditioning costs
- All sliding wood windows tuned up by Window Restoration
- New sliding wood windows in Master and Second Bedroom

#### Exterior Improvements

- New front entry hardscape and drainage
- New rear balcony and slate tiling
- New custom garage door and opener
- New tile roof
- New gutters, downspouts and leaf covers
- New exterior paint