

15 Costa Brava, Laguna Niguel, CA 926777

LIST OF IMPROVEMENTS IN THE LAST YEAR:

1. HVAC: Carrier High Efficiency 16 Seer Infinity Variable Speed AC and thermostat, Carrier Low-Nox Variable Speed furnace, Carrier MERV 15 Air Purifier with 1 year filter, and IWave Air Purifier.
2. Kitchen: New quartz countertops, Blanco natural stone double sink, Whirlpool stainless steel refrigerator, white soft close cabinets and satin nickel knobs.
3. Master Bathroom: New quartz countertops, double Kohler sinks, satin nickel faucets, walk-in shower tile, and bathroom fan.
4. Guest bathroom: New quartz countertops, Kohler sink, satin nickel faucets, new bathtub hardware, and bathroom fan.
5. Top of the line Dunn Edward Exquisite Matte Paint in a pleasant beachy color.
6. Extensive recessed LED lights throughout.
7. TV brackets, connections, and hidden electrical outlets in Living Room and Master Bedroom.
8. Ceiling fans in Living Room and Master Bedroom.
9. Epoxy Garage floor.
10. New floor to ceiling vertical blinds in Master Bedroom.
11. New Washer/Dryer.

**This information was provided by the seller and should be independently verified by the buyer or buyer's representative.