**RECENT UPGRADES**

**3420 Via La Selva, Palos Verdes Estates, CA 90274**

2024– Replaced front yard fence-west side

2023– Added hardwood floors to kitchen & baths

2023– Re-stuccoed & painted exterior

2023– Painted interior, including ceilings

2023– Split cost of west side backyard fence replacement with neighbor

2023– Replaced 60’ of plumbing pipes under the house

2021– Removed tree, added cleanout, and changed approximately 10’ of drain pipe from clay to PVC near front of property

2021– Removed two trees and rebuilt back patio

2021– Added pavers to driveway

2021– Added automatic sprinkler system with 6 stations

2018– Replaced garage roof (30-year roof)

2016– Added air conditioning, including separate ducts

2014– Replaced house roof (30-year roof)

*\*All dates are approximate.*