NOVAKEY
REALTY & FINANCE

9213 MONOGRAM AVE
Renovations, Upgrades & Improvements

4 Bedrooms | 3 Bathrooms

Extensive renovations completed with applicable City permits. See accompanying permit documentation for approved scope and inspection records.

INTERIOR & FINISHES

- New engineered wood flooring.
- New aluminum windows throughout.
- New doors throughout.
- New recessed lighting.
- New TV and internet wiring.
- New hardwired smoke and carbon monoxide detectors.

KITCHEN & APPLIANCES

- New custom cabinetry with thoughtfully designed storage.
- New quartz countertops.
- Brand-new KitchenAid refrigerator, microwave, gas stove, and dishwasher.
- New kitchen faucet.
- Installed water filtration system with a coordinated faucet.
- New garbage disposal.
- Brand-new stacked LG washer and dryer included.

BATHROOMS

- Newly added private primary bathroom, bringing the home to three bathrooms.
- Remodeling of the existing bathrooms.
- New bathroom mirrors and faucets.

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ELECTRICAL, PLUMBING & COMFORT

• New 200-amp electrical panel.
• New HVAC ducting.
• New Nest thermostat.
• Updated plumbing throughout the renovation scope; existing copper water-supply pipes retained.
• Brand-new tankless water heater.

ROOFS & EXTERIOR

• Brand-new composition roof on the main house.
• Brand-new garage roof.
• All-new exterior stucco on the main house and garage.
• New fencing.

PATIO & OUTDOOR SPACES

• Previous patio roof removed and replaced with a completely rebuilt, insulated roof designed to reduce summer heat beneath the cover.
• New pebble-and-resin patio flooring.
• Updated front- and backyard landscaping.
• New backyard garden trees.
• New automatic irrigation and sprinkler system.

GARAGE & ADDITIONAL PROPERTY FEATURES

• Detached two-car garage with rear alley access.
• Potential for garage-to-ADU conversion, subject to buyer verification of feasibility, permits, and applicable requirements.
• Tree-lined street with ample street parking.

This list summarizes improvements reported by the seller. Refer to the accompanying permits and supporting records for details. ADU conversion is a potential future improvement and has not been completed.

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