Property Improvements & Remodeling Since Acquisition

Interior Remodeling & Upgrades

- Replaced all interior doors throughout the 3,000 sq ft townhouse, including closets, with new 6-panel doors, hinges, and hardware

- Installed all new ceiling light fixtures in the living room, kitchen, and bathrooms

- Upgraded all electrical receptacles and switches in the home and garage

- Replaced all interior wall, ceiling, and door paint with Vista Paint (Swiss Coffee)

- Added custom paint colors to individual bathrooms

- Added an interior archway between the living room and family room/kitchen

- Upgraded the family room fireplace with new Saltillo tile, a new mantle, and conversion to an electric fireplace

- Antiqued all kitchen cabinets by hand to an off-white finish

- Replaced all kitchen, wet bar, and laundry room faucets and related plumbing hardware

- Installed new toilets, faucets, and glass shower doors in all three bathrooms

- Enhanced bathroom tilework with real scallop shell inlays

- Installed new interior window coverings throughout

- Added new Saltillo tile flooring at the interior front entry

- Installed high-grade Berber carpet throughout the home

- Installed travertine floor tiles in all bathrooms

Mechanical, Electrical & Systems Upgrades

- Upgraded electrical capacity with new panel, exterior lines, and additional fuses (approx. $22,000)

- Added two split A/C units in the master bedroom and living room for improved efficiency

- Replaced the central air conditioning and heating systems with two separate systems (one exterior compressor remains original; approx. $18,000)

- Installed newer water heater

- Added a rooftop solar array with 24 German-manufactured panels (approx. $33,000), fully paid

Exterior & Structural Improvements

- Replaced all exterior lighting fixtures (except one HOA-required front door fixture)

- Installed new rustic Mexican-style pine front doors with hand-carved columns and headpiece from Michoacán

- Upgraded the front patio with new irrigation, desert landscaping, palapa, and operating fountains in both front and back patios

Appliances

- Added newer refrigerator, microwave, dishwasher, and washer/dryer

Garage

- Upgraded garage door motor, keypad, and assembly

Maintenance Items

- Septic tank cleaned within the last three years