

6632 Verde Ridge Road, Rancho Palos Verdes CA 90275

Renovation & Special Features List - Over \$200,000 in Upgrades

EXTERIOR

New Spanish tile roof.

New exterior painting.

New garage door with 2 remotes. (Brand: Genie. Warranty period: 5 years on parts, limited lifetime on the motor, 1 year on accessories).

New framing around garage door.

New address sign in front.

New exterior, motion sensor front lights. (2 garage and 1 entry)

Backyard: Freshly restored and painted pergola. Grapevines were cut back for fumigation and painting, but should return in the Spring.

Backyard: PV Stone raised flower beds.

New manicured professional landscaping (CG Tree & Landscaping) in front and back yard: Installed fresh flowers and plants to front and backyards, focus on drought tolerant & colorful California native plants.

New herb garden, off the outside kitchen patio include: Sage, Thai basil, oregano, thyme, dill, cilantro, Italian parsley, basil, green onions.

Power washed both front & rear cement pad including the driveway, side of house and entry.

Removed old junipers in front and installed 32' of keystone block as a new mow strip in front.

Over seeded the front and back lawns with a tall fescue. They should be fuller later in Dec and Jan.

New irrigation system for portion of front and back yards. Grassy areas have automatic sprinklers.

New latch & lock for backyard gate to the park.

INTERIOR

Freshly paint throughout the home. (Including walls, baseboards, trim, doors, ceiling).

New Bel Air brand "Isla Collection" eco-friendly wide-plank SPC stone plastic composite flooring (real hardwood appearance but more resilient, durable, non-slip and 100% waterproof). Installed in entry, living room, dining room, den, stairs, upstairs hallway, 5 bedrooms. Color: Bora Bora.

MASTER BATHROOM:

Completely renovated in June 2012 with over \$60K in high-end materials. Upgrades include all new reconfiguration of the bathroom, new large soaker tub, slate floors, Italian glass tile throughout, Blue Bahia granite countertop, Kohler sinks, Dorn Bracht faucets, Toto toilet and HansGrohe Axor series shower system. Expanded bathroom space.

Walk in "wet room" shower design with HansGrohe Axor series shower system, MTI deep soaker tub, Dorn Bracht faucets on tub and Italian glass tile throughout the "wet room"

New double vanity with Blue Bahia granite countertop, Kohler sinks, Dorn Bracht faucets and modern vanity lights above mirrors.

MASTER BEDROOM:

Expanded walk-in closet with extra shelving.

New window screens.

UPSTAIRS GUEST BATHROOM:

Completely renovated in 2017 with over \$32K in high-end upgrades. Durvite soaker tub, HansGrohe shower system, custom color designed glass tiles, Blue Bahia countertop, HansGrohe faucet, Rohl sink, Robern medicine cabinet, Toto toilet, new pendant lights, black slate flooring.

KITCHEN:

Granite countertops.

Center island & work desk w/three drawers.

Fisher & Paykel stainless steel refrigerator.

Fisher & Paykel double drawer, stainless steel dishwasher -

Double pane windows and sliding door.

New sliding screen door.

DOWNSTAIRS BATHROOM:

New paint.

New Glacier Bay faucet.

New mirror.

New vanity lights.

ADDITIONAL FEATURES and/or UPGRADES:

Arlo doorbell. (Hardwired)

Ring spotlight security system – next to garage by gas meter

Tankless water heater. Noritz Tankless Model NRC1111-DV installed July 2012

This Premium Executive VIEW Home Is Turn-key Beautiful!