

Seller's Improvements Since 2021 Purchase

Electrical/Water & Safety

- Installed new electric subpanel (*permitted and inspected by RPV Building & Safety*) - 2025
- Installed new water heater - strapped with drain pan and discharge pipes (including T&P) to exterior drainage - 2022
- Installed GFCI outlets in kitchen, wet bar, bathrooms, and balcony - 2025
- Replaced all five (5) thermostats in bedrooms, living room, and dining room - 2025

Appliances

- New double oven, stovetop, and hood - 2025
- New microwave and refrigerator - 2025
- New washer and dryer - 2021
- Refurbished laundry closet - 2025

Interior Upgrades

- Replaced window shutters in all three (3) bedrooms - 2022
- Replaced interior sliding glass door and vertical blinds in living room - 2022
- Replaced lighting in kitchen, entryway, and wet bar - 2023
- Installed 65-lb fade, stain & soil resistant carpet with 8-lb ½" barrier pet-proof padding - July 2025

Bathrooms

- Replaced lighting, exhaust fans, and heating fixtures in master and secondary bathrooms - 2025
- Replaced countertop and double sinks in secondary bathroom - 2025