**380 W 8th St Claremont, CA 91711**

**List of upgrades/updates, property specs…**

**Built in fountain.**

**Paver driveway.**

**New garage door opener, new rails.**

**Flamingo custom made powder-coated -2 gates.**

**Rock face on planters(off Indian Hill Blvd)**

**Alarm system hardwired.**

**New ridge caps on roof.**

**3 hardwired built-in attic vents.**

**Graber sheers, front windows.**

**2 sets French doors.**

**4 security screen doors.**

**10 matching ceiling fans**

**Vinyl plank floors.**

**2 Air compressors on roof**

**New air intake inside hall**

**Central vacuum system**

**New air unit-York**

**2 water heaters**

**Kitchen- Granite counter tops(one unit), custom cabinets**

**2 multi pure water systems**

**50 gal propane tank, tri fuel house generator**