3150 Bray Lane

COSTA MESA, CALIFORNIA | PROPERTY IMPROVEMENTS & FEATURES

KITCHEN

- Remodeled kitchen with a rebuilt custom island, soft-close cabinetry and quartz waterfall countertops.
- Marble backsplash and updated kitchen hardware.
- Thermador oven and cooktop, Bosch dishwasher and GE refrigerator.
- Upgraded plumbing fixtures, appliance electrical connections and downdraft ventilation.

BATHROOMS

- Complete remodel of primary and guest bathrooms, including vanities, countertops, shower enclosures, plumbing fixtures and lighting.

INTERIOR FINISHES & STORAGE

- Genuine engineered hardwood throughout, with new porcelain tile in bathrooms.
- Recently repainted walls, ceilings, trim and baseboards throughout.
- Floor-to-ceiling natural marble fireplace surround, matching hearth and new insert.
- Coordinated RH pendants, chandelier and sconces matching kitchen hardware; recessed lighting improvements.
- Custom closet systems in all bedrooms and custom hardwood closet barn door.
- New shades and window coverings throughout.

GARAGE

- Complete renovation with drywall, upgraded lighting and finished floor coating.
- Custom storage cabinetry, work countertop and wall-mounted storage systems.

ROOF, STRUCTURE & HOME SYSTEMS

- Replaced shingle and flat-roof sections; installed new gutters and downspouts.
- Electrical panel upgrade (240V, per seller).
- Whole-house water filtration and salt-free water conditioning.
- Removed old attic insulation and installed new R-38 insulation.
- Reinforced raised foundation and added support beneath flooring.
- Replaced air-conditioning condenser.

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COSTA MESA, CALIFORNIA | PROPERTY IMPROVEMENTS, CONTINUED

EXTERIOR, LANDSCAPING & OUTDOOR LIVING

- Professionally designed front-yard landscaping with decomposed granite and new plantings.
- Installed artificial turf; updated outdoor lighting and sprinkler/drip irrigation.
- Retiled front entry.
- Resurfaced backyard concrete, pool deck and porch, including upper patio slope improvements.
- Completed smooth-stucco improvements.
- Repainted exterior, trim and pergola; refinished and stained fencing.
- Added matching hardwood fencing and side-yard woodwork.
- Built custom outdoor kitchen island with built-in natural gas grill and refrigerator.

POOL & EQUIPMENT

- Remodeled pool with updated tile and mini-pebble finish.
- New pool light and fountain.
- Replaced all pool equipment, including Pentair variable-speed pump and pool heater.
- Added salt system, completed pool re-plumbing and installed automatic pool-fill system.

ADDITIONAL REPAIRS & UPKEEP

- Completed chimney repairs and servicing.
- Professionally serviced kitchen and laundry drain lines.

NOTABLE PRE-EXISTING FEATURES

- Enclosed front yard with horizontal wood fencing, subsequently stained and complemented with matching side-yard woodwork.
- Front-yard fire pit connected to natural gas.
- Custom solid-oak interior doors with frosted glass and contemporary metal hardware.
- Open-concept layout.
- Primary-suite walk-in closet, separate from the added custom closet systems.