**Home Improvement Document: 1207 20th Place, Hermosa Beach, CA 90254**

**Improvement costs: ~ $450,000**

**Overall**

* New PEX pipes in entire house (2015)
* Replaced sewer line from house to curb (2015)
* New Ductless Fujitsu Heating and AC on both floors (4 units) (2017)
* NUVO H2O filter and softener for entire house (2015)
* New Upgraded electrical throughout house (2015)
* New flooring everywhere (hardwood upstairs, tile downstairs) (2000, 2017, 2023)
* New Baseboards (2017, 2023)
* New Cool Roof (2024)
* Paint interior and exterior surfaces (2000, 2015, 2017, 2024)
* New sump pump (2023)
* Rain gutters (2012)
* New Metal Skyline 214X Garage Door with widows and Two Openers (2024)
* Lunaria Chandelier in Entry (2024)
* Resurfaced driveway with Polyurea Textured Coating (2024)

**Kitchen / Dining**

Complete kitchen/dining room remodel including (2000)

* Raised ceiling
* Added skylight
* Ceiling can lighting
* Dacor Warming oven
* Custom Crystal Pull-out pantry
* Custom Crystal maple cabinetry with glass fronts
* Corian countertops / sink
* SubZero refrigerator (2005)
* Hardwood floors (installed 2000, refinished 2017)
* Hunter Douglas Silhouette window covering (2018)
* Lightopia Satin Nickel Track lighting between dining area and living room (2019)
* LG Dishwasher (2023)
* LG Smart Microwave (2023)
* LG Range with air fry and sous vide (2023)
* Black Metal Banister & Posts with Stainless Steele Cable Railing (2023)
* 2 Layla Satin Nickel Mini Pendants (2024)
* Marques LED Chandelier (2024)
* Remy Wall Sconce Matte Black (2024)

**Living Room**

* Hardwood floors (2018)
* Two double-pane Anderson sliding windows (2018)
* Hunter Douglas Silhouette window coverings (2018)
* Concrete gas fireplace resurfacing (2017)
* Large built-in storage units (2018)

**Upstairs Hallway**

* Added hall closet with lighting and electrical outlets with Elfa shelving (2018)

**Home Improvements to 1207 20th Place, Hermosa Beach, CA 90254** (page 2)

**Downstairs Hallway**

* Added two hall closets with lighting and electrical outlets with Elfa shelving (2018)
* Added lighting and electrical outlets to existing closet (2018)
* Cedar-lined linen closet with lighting and custom shelving (2012)

**Backyard**

* Added pavers (2012)
* Outdoor landscape lighting (2018)
* Deck Repaired and Water-proofed (2023)

**Upstairs Bathroom**

* Complete remodel (2018):
* 3 Graff Showerheads: Rain, wall, and hand-held, and Graff vanity faucet
* Custom floating cabinetry with pull-out shelves, electrical outlets in drawers, and built-in clothes hamper
* Lighted mirror
* Lighted sink
* Under-cabinet lighting
* Double-pane Anderson sliding window
* Ceiling fan and heater
* Stone countertop
* Geberit floating toilet with Duravit self-closing lid
* Italian tile on shower walls and wall behind the sink
* European shower pan

**Main Bedroom Upstairs**

* Ceiling fan with light (2018)
* Double-pane Anderson sliding door (2018)
* Hardwood floors (2023)
* Re-built deck (2015)
* Hunter Douglas Silhouette window covering (2018)
* Mirrored closet doors (2024)
* Cedar-lined closet with custom shelving and lighting (2012)

**Downstairs Bathroom**

* Complete remodel (2016):
* 2 Hansgrohe Showerheads: wall, and hand-held, bath spout, and Hansgrohe vanity faucet
* Kohler soaking tub
* Double-pane Milgard picture window with view of lighted, private garden and fence
* Double-pane Milgard upper venting window
* Floating cabinetry with electrical outlets inside
* Ceiling fan and heater
* Italian tile on shower/tub walls

**Downstairs Bedroom #1 (2016)**

* Ceramic tile floor
* Ceiling fan with light
* Custom closet shelving with lighting
* Mirrored closet doors (2023)
* Ceiling can lighting in room and closet
* Japanese window shades

**Home Improvements to 1207 20th Place, Hermosa Beach, CA 90254** (page 3)

**Downstairs Bedroom #2 / Currently used as an Office (2016)**

* Ceramic tile floor
* Ceiling fan with light
* Ceiling can lighting in room
* Closets with lighting and electrical outlets
* Built-in custom book cases and locking file cabinet
* Double-pane Anderson sliding door with security lock
* Hunter Douglas Silhouette window coverings (2018)