

## Additional Property Details for 15638 Condesa Dr. Whittier:

### **Main House**

Driveway: Approximately 14,000 pavers were installed in 2022.

Yard Improvements: Included drainage enhancements for the back and side yards, landscaping, hardscaping, putting green, and artificial grass in the front and part of the backyard.

Gutters: New gutters with leaf guards and downspouts were added in 2022.

Outdoor Lighting: All-new outdoor lighting was installed in 2022.

Stucco: The main house was given a fresh coat of stucco in 2022.

Attic Insulation: The attic was thoroughly cleaned and received new insulation.

Outdoor Living Space: This area now features two wood patio structures, an outdoor kitchen equipped with high-end sealed Alfresco dry storage cabinets, a pizza oven, BBQ, gas fireplace, Perlick fridge, granite countertops, stainless steel sink, ceiling fan, outdoor big screen TV, electronically controlled awnings, and gas tiki torches – all completed in 2022.

Pool and Spa: Both were replastered and tiled using pebble technology in 2022. New pool and spa equipment was installed, and chaise chairs for the pool's ledge lounge were added.

Bathrooms: All bathrooms were updated in 2019, featuring quartz counters, cabinets, faucets, and marble tiles.

Garage: The garage boasts self-closing cabinets, epoxy floors, and various other upgrades, all completed in 2019.

Kitchen: The kitchen received an update in 2007, including a new gourmet 6-burner designer range, built-in KitchenAid side-by-side fridge, built-in microwave, warming drawer, stainless steel three-sink design with an Insta Hot and Cold system under the sink, and soft-closing drawers.

Roof: The roof was replaced in 1995. As of a September 15, 2023, inspection, a few minor preemptive repairs have already been carried out.

### **ADU / Guest House**

Stucco: New stucco was applied in 2022.

Roof: The roof was replaced in 2022.

HVAC: A new air conditioner and heating unit were installed.

Kitchen: The kitchen was upgraded and updated in 2022, featuring new countertops, a full-size fridge, microwave, electric range/oven, garbage disposal, and new soft-close kitchen cabinets.

### **She-Shed**

Roof: The roof of the She-Shed was renewed in 2022.