

**HOA INFO AND PROPERTY IMPROVEMENTS:**

Estate of: Robert Lonsdale

101 S Broadway, Unit C, Redondo Beach 90277

**Emerald Villas HOA**

Monthly fee \$300, covers:

Gardening

Water

Fire insurance

Trash collection

Electricity (for building/not unit)

General maintenance and repairs

**Recent HOA extra assessments for property improvements:**

Building exterior painted (2021)

Building exterior wood/siding replaced (2020)

Roof repaired (2020)

New garage doors (installed 2022)

New fence built between our building/property to the south (2021)

8-28-20 HOA ASSESMENT/ROOF-SIDING REPAIRS: \$4300

10-5-20 HOA ASSESMENT/ REPLACE FENCING: \$600

2021 HOA ASSESMENT: PAINTING-NEW GARAGE DOORS \$4000

2022 HOA ASSESMENT: Additional charge for garage doors \$750

**Owner improvements to unit:**

Replaced the following appliances:

(Note: all appliances and shelving in garage to be sold with unit)

Refrigerator (2019)

Oven (2020)

Dishwasher (2019)

Washer/Dryer (2019)

All upstairs carpeting replaced (2019)

Added access keypad to exterior of garage (2021)

New garden window pan in kitchen (2021)

New glass surround/grout repair to upstairs hall bath (2020)

Cleaned/sealed porcelain "stone" on upstairs balcony (2021)

Entire unit painted/kitchen cabinets re-stained (2019)

Wood floors added (downstairs) (2012)

Kitchen: new countertops, lighting, hood, general updating (2011-2012)

Primary bathroom: new tub/tile, general updating (2011-2012)

#C - Broadway  
Listing Supplement