

FEATURES LIST

960 1ST ST #C | HERMOSA BEACH

IMPROVEMENTS / UPGRADES

- Double pane west facing windows pre 2012 purchase
- Painted primary bathroom cabinets, new pulls, and new light fixtures May 2015
- Painted kitchen cabinets, new island light fixture, new refrigerator, & painted linen cabinets April 2016
- 2017 & 2018, replaced the chimney cap, replaced flashing over west facing pop out & seal patch on TPO roofing
- New large format wood tile, 12x48 Arizona Aequa Tile Color Silva March 2018
- Fiberglass underlayment on balcony under tile March 2018
- Slate tile fireplace surround March 2018
- Refinished open wood stairs to match large format wood tiles, April 2018
- Waterproofing at basement level, Tremco Permaquik 200, May 2018
- New water heater August 2020
- New garbage disposal 2021
- New metal downspouts October 2021
- Replaced original cast iron drains with ABS from powder room & all horizontal drains in the garage from primary & secondary bathrooms with a new garage plumbing clean out, September 2022, with 2-year warranty
- Replaced all light figures in stair & landings September 2022
- HOA dues increased to \$300 11/1/22 to start saving to paint the building
- Shared expense through HOA, water, trash, compost, site lighting electrical (lights over garages), master insurance policy, October yearly tree trimming & landscape cleanup
- No interior shared walls, only wall touching Unit B is the exterior wall along the outdoor balcony

HIGHLIGHTS

- Unobstructed ocean view stretching from Palos Verdes to Malibu. Catalina on a clear day
- Spacious open floor plan with expansive exposed wood beam ceilings
- Indoor & outdoor living with a 12-foot wide window opening onto a large outdoor deck expanding livable area
- Dual master layout, en-suite bathrooms for each bedroom
- No attached interior walls
- Proximity to the beach, restaurants, shops and downtown Hermosa. Southbay within walking and biking distance



CARI & BRITT

PROPERTIES

Cari Corbalis

310.704.4014

DRE# 00850678

contact@cariandbritt.com

Britt Austin

310.938.9167

DRE# 01799654

www.cariandbritt.com
