

5530 Montemalaga Dr. – Items remodeled/ modified/ added/ upgraded – per seller:

- **2024:**
 - New interior & exterior paint – including garage & laundry room/area
 - Wet look stone sealer – driveway/entry
 - Brick sealer – outer chimney
 - Primary bath remodel with tiles & stone
 - Plumbing for new shower & new sinks, new faucets, new shower heads & new toilet.
 - new lighting/ new vanity/ new window
 - New doors upper level rooms
 - New “track/ roller” for mirrored closet in primary bedroom
 - New mirrored closet doors & closet organizer/system in both lower level bedrooms
 - New accordion door in laundry room/area – leads to crawl space
 - Remodeled laundry pedestal
 - New pool skimmer
 - New Wolf dual-fuel (elect & gas) stove/oven

- **2023:**
 - New Sub Zero Fridge & Freezer
 - New Wolf microwave

- **2017/2018:**
 - Full kitchen remodel
 - Granite counters
 - Ultracraft cabinets – made in the USA
 - New cabinet for wine chiller & trash to be installed before COE
 - Asko dishwasher
 - Wolf exhaust

- **4th Bedroom converted to living room**
 - Porcelain tile flooring installed main level – kitchen/ dining/ living room
 - Bathroom remodeled – main level
 - Custom Japanese tiles (individually sold)
 - Sink/ Vanity/ Faucets/ Shower head/ toilet/ Lighting/ Paint
 - Engineered walnut wood flooring installed (can be sanded 2x)
 - New insulation
 - New electrical panel & wiring
 - New Day & Night HVAC system
 - New linear AC vents
 - New electrical sub panel in garage

- New storage cabinets in garage
 - New Navien tankless water heater
 - New Milgard dual pane windows throughout
 - New LaCantina folding doors
 - Extra door in garage
 - New gutters
 - New recessed lighting – every room but bedrooms/bathrooms
 - New doors – main level rooms
 - New custom iron & glass front doors
 - New garage doors
 - Upgraded pool pumps
- **10yrs ago:**
 - Re-plastered pool
 - Re-tiled pool
 - **15yrs ago:**
 - Pool deck, driveway & walkway – Stone & stamp concrete work done
 - Pool drain
 - 40 year roof installed (approx. 25yrs left)
 - New sewer line
 - 2 attic fans added – one on each level

Other notable items:

- Fireplace is wood burning & has gas starter
- Exhaust fan in kitchen exits thru roof
- Living room speakers are not wired
- Family room has wiring for speakers & wifi
- Laundry room/area has water pipe & gas line to add optional sink
- Lorex security cameras outdoor – wiring is in 1st main level bedroom
- Sprinklers in front & back – on timer
- Speakers outside – wiring is in family room on upper lever
- Outdoor kitchen/ BBQ area optional – has drain, water line, gas & electric
- Fruit trees – Japanese persimmon, donut peach, lime, peach, dwarf avocado, lemon, Fuji apple, orange, “lovely apple” bares fruit 3x a yr & tangerine
- Flowers – roses, orchids & honeysuckle that runs along chain-link fence
- Property has been Surveyed – property line is about a foot back from the tall skinny trees at top on lot – near neighbor
- All potted plants will be removed at COE – Seller can leave one Jade plant if buyer would like