6840 E 10th Street, Long Beach 90815 - Upgrades & Improvements

ENERGY, ELECTRICAL & SMART HOME

- **14.4 kW solar electric system with (2) Tesla Powerwall 3 batteries**, installed in 2024, providing **whole-home battery backup** (owned, not leased)
- (2) 220V electrical connections in garage for EV charging
- **Lutron** smart-home lighting system throughout
- Whole-house CAT6 wiring throughout the home's ceilings & bathroom electrical outlets
- Great room equipped with **Premium 9.1 Sonance** surround sound system
- Fully pre-wired home audio futures for whole-house speaker system
- Wireless powered window blinds
- Whole-house alarm/security system
- Exterior eave outlets and holiday light mounting points

HVAC, PLUMBING & COMFORT

- **Commercial-grade inverter dual-zone air conditioning system**
- Architectural linear HVAC diffusers
- **Whole-house hot water recirculation system** for virtually instantaneous hot water
- Heated floors in primary bathroom

INTERIOR CONSTRUCTION & FINISHES

- **9-foot ceilings throughout**
- **5/8-inch drywall throughout**
- Interior walls fiberglass-insulated for enhanced sound control
- Solid-core interior doors throughout
- Aluminum-framed windows
- Wood-burning and gas fireplace

INDOOR / OUTDOOR LIVING

- **Panoramic great room door system** designed for seamless indoor/outdoor living
- NEW Hot tub, installed in 2025
- Natural gas fire pit
- Natural gas barbecue
- Shade sail posts

LANDSCAPING, IRRIGATION & DRAINAGE

- **Rachio** smart sprinkler and irrigation system
- Smart zoned landscape lighting in front and rear yards
- Roof gutter system
- **Comprehensive backyard drainage system**, including full-length channel drain system with drainage piped toward the front yard/street gutter system

GARAGE & CONVENIENCE

- Finished garage
- Wi-Fi-enabled smart garage door opener