

11337 Nebraska Avenue #301, Los Angeles, CA 90025

List of Property Upgrades

Total approximate costs: ~\$150,000

Total time to remodel just bathrooms and main bedroom closet (including HOA approvals and Los Angeles permits and inspections)¹: 1 year

1. 37 Recessed dimmable led lighting throughout the home
2. Highly durable Mannington laminate flooring installed throughout with HOA approval and Regupol rubber underlayment installed throughout for superior sound insulation
3. New HVAC system installed in 2015
4. Completely remodeled kitchen including opening up walls
 - a. Name brand stainless steel appliances
 - b. Caesarstone quartz countertops
 - c. New cabinets
5. Created new main bedroom suite walk-in closet
 - a. Custom Tesoro Collection by California Closets
 - b. Space saving pocket door created
6. Complete remodel of main and second bathrooms (tile, tubs, toilets, counter tops, plumbing, etc.) completed in 2019
 - a. Skylight installed in main bathroom²
 - b. Vanity mirrors with light
 - c. All plumbing fixtures by California Faucets
 - d. High end designer tiles utilized
7. Second bedroom closet - custom adjustable Elfa system by Container Store
8. Linen cabinet by California Closets
9. New gas fireplace installed along with modern exterior tile work in 2020
10. Dimmer switches installed in every room
11. Nest thermostat installed
12. SpeedQueen Professional Series washer/dryer
13. Blink EV Charger (billed to owner's account) - installed by prior owner

¹ The other improvements were done at different times.

² See disclosure regarding insurance requirements.