



27304 Eastvale Rd. Palos Verdes Peninsula 90274

Information about the home provided by homeowner:

- HVAC system replaced in 2021
- Attic insulation replaced 2023
- Hardscape completed as follows - driveway 2022 & back patio 2018
- Landscape lighting front and back
- Solar panels 24 panels 330w
- Solar Battery backup
- Automatic blinds in all bedrooms and bathroom
- Main water line to street replaced 2023
- Jacuzzi and gazebo
- Automatic sprinklers throughout yard
- Septic Tank outside master bathroom next to patio w/custom bench table to cover access
- Fruit trees include lemon, orange, plum, peach, avocado
- Roof 12 years old
- Attic fans on auto timers
- Water heater installed 2022 (located inside)
- Dishwasher Bosch installed 2023

Additional noteworthy items/features:

Chicken coop

Fountain

Totem pole

Basketball hoop

Parking spot next to garage

Large garage

Street to street lot with level useable yard

Private easement road to access driveway and front door

HOA is a voluntary \$50 per year which includes the Halloween Party, and Santa's visit both on Bolan Lane and Easter Egg Hunt at the Tennis Courts

Other community amenities include tennis courts, equestrian trails and horse arena at entrance of the neighborhood