

Property Improvement Summary

Address: 28672 Silverado Canyon Rd Silverado, CA 92676

Introduction

The following list details recent upgrades, repairs, and improvements completed throughout the home. Each update reflects quality workmanship, thoughtful design, and careful attention to detail, ensuring the property is beautifully maintained and move-in ready.

Kitchen

- Fiberglass front door
- New appliances (refrigerator, stove, microwave, and dishwasher)
- Cabinets
- Island cabinets
- All cabinet handles
- Stainless steel sink with added garbage disposal
- Garbage disposal attached to easily accessible matching button switch
- Matching air gap
- Addition of GCFI outlets
- Refinished pantries
- Added waterline to refrigerator location
- Moen gold faucet
- Moen water filtration system with matching gold independent dispenser
- Custom green tile backsplash
- Surround sound ceiling speakers (x2)

Living Room

- Surround sound ceiling speakers (x2)
- Custom built bay window bench seat
- Hidden electrical outlet behind television (high placement)

Downstairs Front Room (Bedroom 1)

- Built-in closet
- Closet light fixture

Play Room (Bedroom 2)

- Closet shelf
- Closet light fixture

Upstairs Bedroom (Bedroom 3)

- Custom built-in closets (x2)
- Additional closet light fixtures and switches (x2)
- LDT flooring and shoe moulding
- WiFi outlet
- Hidden TV outlet (high placement)

Master Bathroom (Upstairs Bathroom)

- Refinished light fixtures (x2)
- Pfister gold faucets (x2)
- Cabinet hardware
- Bidet
- Installed dedicated bidet outlet
- Completely custom shower featuring:
 - Hot mopped shower pan
 - Relocated plumbing
 - Custom sized shower niche
 - Moen gold rain shower head and handheld
 - Moen gold mixing valve
 - Custom tiled linear drain
 - Custom glass surround
 - Floor-to-ceiling tile installation

Guest Bathroom (Downstairs Bathroom)

- Bidet
- Installed dedicated bidet outlet
- New hardware
- Light fixture
- Vanity mirror
- Exhaust fan
- Shower head and handheld
- Shower mixing valve

Stairs

- Light fixture
- LVT flooring from bottom step throughout upstairs bedroom

Whole Home

- Every single outlet is upgraded
- Matching door knobs and deadbolts
- Brand new blinds

- AC vents replaced
- New smoke and carbon monoxide detectors
- Ring security system (side yards, front doorbell, and backyard; includes interior sensors for windows and doors)
- AC maintenance including deodorizing and sanitation treatment for constant freshness

Garage

- Epoxy flooring
- Light fixtures
- Refrigerator

Balcony

- Brand new, built completely from ground up with waterproof Trex decking and handrail system

Front Yard

- Graded and leveled entire front yard
- Installed new partial fencing (majority) and gate on left side of property
- New irrigation system with independent timer and drip irrigation for connected flower bed
- New sod and landscaping
- Updated house numbers
- New light fixture by front door
- Front door
- Partial roof replacement
- Organic mulch and soil in all three planters containing a fruitful peach tree

Outside Back Patio

- Installed awning
- Added wood chips
- Painted side fence on top of brick wall
- Added side gate
- Installed AC condenser with sealed stainless steel plenum

Summary of Major Upgrades

- Complete kitchen renovation with new cabinetry, appliances, and finishes
- Full master bathroom rebuild with luxury custom shower
- Upgraded electrical systems and additional outlets throughout the home
- Whole-home smart security system with Ring integration

- LVT flooring installed throughout upper level
- New Trex balcony build with waterproof decking
- Garage epoxy flooring and lighting upgrades
- New landscaping, fencing, and irrigation system in front yard
- Comprehensive HVAC maintenance and deodorizing treatment

Prepared for Prospective Buyers – [2025]