**Property Owner Upgrades**

**30427 Ganado, Rancho Palos Verdes, CA 90275**

**Interior**

* Entire interior repainted
* New carpet in upper level and bedrooms
* New engineered flooring in two family rooms and stairs leading down
* Bamboo flooring in main Living Room
* Kitchen reconfigured and remodeled
* All new kitchen appliances, new cabinetry and new Quartz countertops
* New touchless kitchen faucet and sink
* Recessed lighting added to kitchen and living room
* Fireplace face remodeled, removed old stone replaced with marble

**Exterior**

* Electric panel upgraded
* Changed clean out line access
* Replaced sewer line to street connection
* Replaced wood fencing on side
* Installed new metal gate with lock
* Installed new railings along back deck to match existing ironwork
* Improved landscaping, repaired irrigation system
* Repaired stucco as needed

**Features and Benefits**

* Ocean views from all 3 bedrooms
* Ocean views from all 3 living rooms
* Light, bright and airy
* Well-maintained, move in ready
* Attached 2 car garage with direct home access
* Laundry room in house
* Almost 30,000sf property offering tremendous privacy
* Quiet and peaceful neighborhood
* West facing backyard for incredible sunset viewing
* Walking distance to Mira Catalina Elementary School
* PV Transit stop for bus to both PVPUSD High Schools close to home
* UCLA South Bay Campus opening Fall 2025 (minutes away from home)
* Views of Trumps Golf Course, Catalina Island, Coastline
* Minutes from 5 star luxury Terranea Resort, Golf and Spa