

FEATURES LIST

4130 CLARK AVE | LONG BEACH

2017

Interior Painting

- Fully painted inside of home including ceilings.

Interior Updates

- Updated all lights and ceiling fans in home, upgraded to LED.
- Replaced old mismatching door hardware in home.
- Replaced light switches and outlets.

2018

New Interior Lighting

- Newly added dimmable LED recessed lighting in living room.

Interior Window Shutters

- Newly added interior window shutters in master bedroom and bedroom that has on-suite bathroom.

Exterior Window Shutters and Framing

- Replaced / added window framing for all exterior windows.
- Added accent shutters to improve curb appeal.

Laundry Room

- Closet converted to Laundry Room, moved from master bathroom.
- Cabinets and red oak shelf added, tile backsplash added.

2019

Master Bathroom Renovation

- Master bathroom at rear of home, upgraded plumbing, added tile floor and walk in tile shower, added LED recessed lighting and accent lights, added new medicine cabinets, added his and hers double sink vanity/shelving, shiplap accent wall.

Plumbing

- Replaced cast iron drain plumbing in hallway bathroom.
- Finished full home drain pipe conversion from cast iron.

2020

Garage Renovation

- Flooring complete; replaced heavily cracked monolithic slab with rebar reinforced expansion joint concrete.
- Added 2 coat professional epoxy system to floor.

Garage Renovation

- New bi-folding rear window; insulation/drywall/texture/paint, shiplap vaulted ceiling; plumbing drains, cold water hook-up/point of use water heater, sink, and faucet; electrical upgrade added lighting and ceiling fan, built in cabinets and butcher block counters, built-in undercounter refrigerator, replacement steel doors

Hardwood Floor Renovation

- Sanded and refinished wood floors throughout main portion of house (Dining, Living, 3 bedrooms) and replaced back master bedroom laminate flooring with matching red oak hardwood.

2021

Living Room Update

- Hearth, fireplace, & mantle update with travertine/marble herringbone tile, new fireplace cover, new mantle & shiplap surround.
- New built in wall to wall custom built in window seat/bench with cabinets, and bookshelves. Storage in the cabinets as well as bench.



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2022

Bedroom Updates (Lefthand Hallway Bedrooms)

- Replaced blinds in both rooms from roll down vinyl to white slatted wood.
- Both rooms equipped with accent wall, one shiplap and other board and batten.

Back Yard Patio & Pergola

- Replaced failing pergola with new, much more substantial and styled structure. Replaced ground level patio with slightly raised trex decking with built in lighting.
- Repoured concrete between house and garage and added back yard vinyl gate doors.

2023

Hallway Bathroom Renovation

- Complete renovation of the previously original pink bathroom. Existing separated tub/shower replaced with tub/shower combo with travertine finished tile and common look and feel of the other two bathrooms. Added additional storage cabinets, updated lighting/fan, shiplap accent walls, new mirror and vanity. Added door above closet nook.

Hallway Flooring & Walls Renovation

- Removed front closet and replaced with entryway storage bench and coat rack. Refreshed glass block window.
- Demolished old saltillo tile flooring and replaced with travertine floors the length of the hallway and entryway inclusive of a tile rug with marble hexagonal tiles. Replaced floor trim and added wainscoting/ chair rail.

Gutters

- Gutters added throughout the house and entryways. Added drainage basins in back yard.

2024

Exterior Lighting Update

- Replaced all exterior lights with new black lights.

Kitchen Refresh

- Updated cabinet hardware, new sink faucet, replacement dishwasher and oven.

Courtyard Patio Refresh

- Updated heavily weathered brick (and added bricks where missing) with german schmear style finish.
- Repainted all patios (front/side/courtyard) with granite grip paint.

MISCELLANEOUS

- All hardware; door handles, rods, and knobs throughout home replaced with oil rubbed bronze.
- All light switches throughout home replaced with paddle style switch and power plugs refreshed new.

TREES

- Added, from north to South the following trees to back yard in 2018/19 - dwarf Rio Red Grapefruit, Windmill palm, dwarf Mandarin Orange, 2 trunk king palm/ birds of paradise, BEARSS Lime, Windmill palm, and Bacon avocado. ~50 grapefruits/75 mandarins/100 limes/5 avocados in 2023.
- Added 2 Little Gem Magnolia trees and Marina Strawberry tree in front yard in 2023. General maintenance beyond that, as bushes have died I've added roses, boxwood hedges, and Habiscus bushes.



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PROPERTIES