



# 245 LINDEIRO AVENUE

## Amenities, Upgrades, and Improvements

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### 2017:

- New floors (Hardwood (Oak) - downstairs, Premium Carpet - upstairs)
- New plaster on downstairs walls / ceilings
- Old downstairs windows restored
- New door/window hardware, cabinet knobs, light fixtures/ fans, and vent covers
- New recessed lights throughout house
- New electrical switches/outlets/covers throughout house
- New interior stain / paint throughout house
- New master bedroom fireplace

### 2018:

- New window curtains/shades throughout house
- New redwood fence around perimeter of yard; fence stained
- New shed (w/ foundation) added to back yard
- New interior stair railing added - solid oak
- New front door - solid oak
- New exterior paint to house/garage (further touch-up in 2021)

### 2019

- New tankless water heater for house
- New roof - house and garage
- New insulation in lower attic replaced
- Screen windows/doors for house added
- Pool/spa equipment replaced and automated
- Custom iron/wood bridge over pool added
- Hardscape/landscape completely redone
  - Driveway and walkways redone
  - Pavers added around garage and pool area
  - New trees/shrubs/plants added
  - Bermuda grass added
  - Irrigation redone and automated; drainage added
  - Added back concrete stairs
  - Custom iron works - stair railing and trellis
- House bathrooms remodeled - x3
  - New wall/floor tile - custom (downstairs bath)
  - New high-end tubs/sinks/faucets/toilets
  - New vanities/counters/cabinets
  - Master patio landing replaced

## 2020

- Kitchen & laundry area remodeled
  - New eating area
  - New kitchen island
  - Added beverage fridge
  - New cabinets & counters
  - Custom wall tile
  - New fridge, oven, microwave
  - New sink and faucets
  - New washer, dryer
- Stain glass windows in house and garage added
- Water filtration system added to house
- Garage renovation
  - Foundation redone
  - New exterior wood siding
  - Epoxy floor added
  - Custom garage door added
  - Insulation / drywall / trim added
  - Recessed lights added
  - Bathroom refurbished, including separate tankless water heater
  - New paint on walls and ceiling
  - Outdoor shower added
- Upstairs bedroom closets redone (x3)
- Wood doors and trim added to upstairs
- New air conditioning system



**TEAM SCARBOROUGH**  
**Loree Scarborough**

DRE# 01257913 | Realtor®

M: 562.225.0511

lore.scarsborough@compass.com



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