

IMPROVEMENTS

4726 Katherine Ave., Sherman Oaks

▶ INTERIOR

- ▶ 2012 - Installed Bamboo flooring in family room.
- ▶ 2017 - Kitchen remodeled.
 - Bathroom next to kitchen remodeled.
- ▶ 2018 - Master bathroom remodeled.
 - Installed California shelving/drawers
 - Siding Door Company white closet doors
 - Installed closet lighting and outlet
- ▶ 2022 - Hallway bathroom remodeled with refinished tub and shower.
 - Installed new blinds in all 3 bedrooms.
 - Installed recessed lighting in front entry and living room.

▶ EXTERIOR

- ▶ 2006 - Installed new back door slider
- ▶ 2007 - Installed new concrete 4" reinforced driveway and garage floor. Plus left side yard and partial right side yard.
- ▶ 2018 - All new Anderson windows (26)
- ▶ 2019 - Installed new HVAC system complete with ducting with whole house air cleaner.
 - Daikin Model - new furnace and A/C
 - Dual stage condenser
 - Smart Thermostat
- ▶ 2020 - New roof (over existing layer) with warranty.
- ▶ 2021 - Exterior house painted.
- ▶ 2022 - New garage door opener.
 - Front and back automatic sprinklers. Updated sprinkler control center.
- ▶ Electrical box new - moved on side house - 200 Amp with extra fuses.
- ▶ Wired for alarm system in every window and door including garage (currently with ADT).

▶ PLUMBING

- ▶ 2005 - Whole house copper pipe
- ▶ 2011 - ABS Main sewer line to street + installed extra clean out in driveway. Gutters & drainage to street. Installed 9 drains in backyard.
- ▶ 2017 - 2 new water heaters installed + thicker insulation.
- ▶ All new faucets and connections within the last 5 years.
- ▶ Toilets/sinks/showers all new - 3 remodeled bathrooms.

▶ BACKYARD

- ▶ 2015 - New fencing, metal reinforced 2 sides (left / back)
- ▶ 2016 - updated backyard
- ▶ 3 exterior outlets
- ▶ Vista outdoor landscaping lighting
- ▶ Hot tub - 220 V
- ▶ Trex deck with concrete bench and fountain
- ▶ New installed brick floors
- ▶ All graded back and left side for water
- ▶ Efficient sprinkler systems plus new valves/pipes
- ▶ Rain barrel included



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