

List of Upgrades: 7954/52 Loma Verde Ave., Canoga Park

- Designer-reconfigured floor plan
- Newer paint
- Newer windows
- Newer interior/exterior doors / pocket doors in all bathrooms / barn door
- Luxury Vinyl Flooring
- Recessed lighting throughout the house
- Ceiling fan in every room, including the laundry room
- Newer insulation throughout the house, including walls
- Pull-down attic stairs & crawl space access from 2nd bedroom closet floor
- Custom built-in cabinets throughout the house
- Built-in linen cabinets
- Drought tolerant landscaping with a variety of cactuses & succulents
- Kohler fixtures in the bathrooms and kitchen
- Solar tubes in the bathrooms
- 8ft backyard fencing with 9ft' rolling gate for alley access
- Sound proofing between walls

LAUNDRY ROOM:

- Laundry room has small 18" dishwasher and sink
- Quartz counters in laundry
- Side-by-side laundry
- Terrazzo inspired floor tiles
- A wall of cabinets to maximize storage and linens
- Kohler spray faucet in the laundry room sink

KITCHEN:

- Kitchen has custom cabinets, quartz counter top & tile backsplash
- 36" gas range with 5 burners
- Commercial grade high CFM range hood
- Pot Filler
- Two sinks with garbage disposals
- Under-counter refrigerator & microwave in the island
- 8ft. island with extra storage, comfortable seating for 4
- Built in double trash cans
- Under-sink sponge holder
- Two pull-out faucets

BATHROOMS:

- Bathrooms / All have recessed lighting / Exhaust fans / Humidity sensing fans
- Newer tile with newer Kohler faucets and shower head w/ shower wand

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- Two bathrooms w/ glass-enclosed showers
- One bath with a tub
- Built-in niches in shower and tub areas
- All bathroom vanities are custom floating vanities for easy cleanup
- Quartz countertops on all bathroom vanities
- Primary bathroom has a double vanity
- Two bathrooms have sponge holders for toothbrush & toothpaste storage

BACKYARD:

- Patio doors from the living room & primary to the backyard
- Weed barrier and tiled patio
- Covered patio for alfresco dining

ADU:

- Aprox. 337 square feet
- Separate Address & Entry and electric meter
- Small yard
- Kitchen with 18" dishwasher, 30" refrigerator, 24" electric stove, 24" microwave
- Tons of storage
- Walk-in shower w/ glass enclosure & rain shower and shower wand
- Floating Vanity
- Wall mounted toilet
- Shower niche
- Stacked Washer/Dryer