

## 14322 Dickens St #2 - list of upgrades & features

### Interior

**Remodeled kitchen** with new quartz countertops, newly refinished cabinetry, new hardware, new dishwasher, new garbage disposal, and new faucet (2026), plus extra-deep sink, peninsula, abundant cabinet space, and arch-framed window

**Remodeled primary bathroom** (2026) with new tile floor, high-end wall tile, freestanding deep soaking tub, new shower and shower glass, vanity, lighting fixtures, premium Kohler plumbing fixtures, and Toto toilet

**Hardwood flooring** throughout main living areas, including newer hardwood flooring on the staircases and in the second level bedrooms (2022)

**Two primary suites**, each with ensuite bath and walk-in closet; the larger suite has an **automatic projector screen** recessed into the ceiling

**Office loft** with abundant cabinetry

**Side-by-side laundry** in unit

**Direct access, private 2 car garage** with insulated garage door, plus epoxy flooring (2022) and EV charger (2022)  
Recessed lighting (2022 & previous)

Newer light fixtures throughout (2022-2026)

Decorative archways and display niches, including lighted wine rack on main level

Remodeled 3rd bedroom with new pocket door and new wardrobe (2026)

New doorknobs (2026)

Fireplace in living room

### Exterior

**Private, oversized rooftop deck** with sweeping views of the Hollywood Hills and Verdugo Mountains, including newer artificial turf & custom wood enclosure for mini-split compressor

**Private balcony** off of the dining room

### Systems

Zoned HVAC for energy-efficient cooling

Copper plumbing

Newer electrical panel & wiring

Dual pane windows

### HOA

Well run, professionally managed HOA with healthy reserves

Earthquake insurance

SB326 inspections passed

Pet-friendly building

4 guest parking spaces

Recently painted building exterior including trim and garage doors (2025)

Shared grassy backyard