

246 E Avenida Granada

Seller Improvements

- Fleetwood® sliding doors & sliding windows, plus Solarban® 60 Solar Control Low-e double pane glass for all fixed windows including clerestory (2020, \$40,000)
- Halo 5® whole house water filtration (2024, \$5,300)
- Tankless hot water heater (2022, \$2,000)
- Replaced all 4 existing skylights with Velux® operable units, 2 with remote controls (2024, \$10,575)
- New HVAC system American Standard® Heat Pump (2024, \$11,000 after rebate)
- New kitchen disposal (2025, \$700)
- Installed drip irrigation and automatic lighting in rear patio garden, & front driveway lighting (2023, \$2,200)
- New concrete rear patio (2015)
- Guest bath: new toilet, new sink fixtures, new shower valve and verticals (2024/2025)
- Primary bath: New toilet, new sink fixtures, new shower valve (2024/2025)
- New water pressure regulator (2025)
- Kitchen: New electric downdraft range (2026, \$4,000 including installation)
- New washer and dryer (2026, \$2,000)
- Tesla EV charger (2023, \$2,000)
- Lined sewer line to street, including two new cleanouts (2024, \$7,000)
- Two coats of elastomeric copolymer roof coating with 5-year warranty (2026, \$12,500)
- Frontpoint® security system including motion detectors and three exterior cameras

**list provided by Sellers*