

5252 Coldwater Canyon Ave Unit 215 Highlights & Recent Improvements:

- Double-pane, soundproof windows and doors
- New stove (2025)
- New dishwasher (2025)
- New kitchen sink faucet (2023)
- New primary bathroom sink faucet (2025)
- New recessed lighting (2023)
- Interior paint in living room, hallway, and guest bathroom (2025)
- New toilets in both bathrooms (2025)
- Custom closet shelving (2023)
- Primary bathroom fan replaced (2025)

Key Building Improvements:

- New roof and gutters (2019)
- SB 326 balcony inspections and retrofit (2023)
- Foundation repairs / soft-story-related work (2023)
- Stucco, waterproofing, and exterior paint (2024)
- Courtyard resurfacing (2024)
- Garage resurfacing and restriping (2021)
- Termite tenting (2023)
- Solar panels for pool (2022)
- Gym restoration (2023)

Ongoing Building Maintenance:

- Annual hydro-jetting to prevent plumbing backups
- Annual roof maintenance and tree trimming
- Bi-weekly janitorial service
- Weekly landscaping and pool maintenance
- Monthly HOA meetings
- Earthquake insurance for the building