

Home Upgrades & Improvements

The Seller has owned and thoughtfully maintained the property for approximately 11 years. The following improvements and upgrades have been completed during ownership; dates and costs are approximate.

- Installed **36 owned solar panels** (approx. 2015) – ~\$50,000



In

- In 2025, replaced third inverter and installed **three (3) Tesla Powerwall battery backup systems** with Tesla EV car charger – ~\$35,000 (system has operated flawlessly)



- Replaced north side courtyard roof; removed solar pool panels and reinstalled – ~\$8,000
- Replaced both main house A/C units in 2025 – ~\$16,000
- Replaced all three (3) gas furnaces and installed new 1-ton A/C unit in casita (2016) – ~\$20,000
- Replaced both water heaters in main house (2025) – ~\$5,000
- Installed garage ceiling insulation and mini-split system in garage (2023) – ~\$5,000
- Summer 2022: Complete redesign of exterior grounds – removed prior landscaping and pavers; installed new pavers, landscaping, irrigation, lighting, and built-in BBQ – ~\$120,000



- Converted pool to saltwater and installed Pebble Tec finish (2016) – ~\$25,000
- Replaced multiple pool pumps and pool heater in recent years – ~\$8,000
- 2016 Interior renovations – repainted interior; installed new kitchen countertops and backsplash; relocated electrical under cabinets with new lighting; removed carpet from bathrooms and replaced with tile; updated primary bath countertops and lighting; installed three (3) new toilets – ~\$100,000
- Casita updates (2018) – repainted; added new closet; installed new floor tile and lighting fixtures – ~\$10,000
- Repainted exterior of residence (2016 and 2022) – approximately \$8,000–\$10,000 each time
- Installed new Sub-Zero refrigerator (2024) – ~\$15,000
- Replaced dishwasher (2020) – ~\$2,000

All improvements were completed during Seller's ownership and reflect consistent care and ongoing investment in the property.