HOME IMPROVEMENTS

2238 Hilton Head Glen

Escondido, CA 92026

- Replace roof vents to be in compliance with insurance fire regulations. Date February 2025
- Replace/Install new HVAC system. Completion Date March 2025
- Installed a Moen Flo Shutoff Valve which monitors for water leaks. Installed through Farmers Insurance recommended program. Date April 2026
- Replace/Install new skylight in primary bath. Date April 2026
- Replace/Install new shower pan, tile, toilet, lighting, bathroom fan, two sinks, bathroom hardware, cabinets in primary bath. Date 2026
- Replace/Install new tub/shower, tile, toilet, lighting, bathroom fan, sink, bathroom hardware, cabinets in hall bath. Date 2026
- Install all new lighting and ceiling fans throughout the interior of the house with dimmers on many of the fixtures. Date 2026
- Install new LVP flooring throughout the interior. Date May 2026
- Install new cabinetry in kitchen including customized pull-outs for pots, pans, baking dishes, cookie sheets, knife block, utensil holders and trash bins. Pantry cabinet includes pull out shelving. Broom, mop, vacuum cabinet with shelving and built in electrical outlet. Date May 2026
- Kitchen island new stainless-steel sink with garbage disposal button built into the top of the island counter. Date May/June 2026
- All new included appliances: Kitchen Samsung Bespoke Refrigerator, Gas Range, Microwave and Dishwasher. Garage Samsung Top Load Washer and Gas Dryer. Date 2026
- Installed new plantation shutters on all windows; new motorized remote-controlled shades on all three sliding glass doors. Date June 2026
- All window and door screens have been re-screened. Date May 2026
- New doors throughout with the exception of the HVAC closet and fire rated hall/garage door. Date June 2026
- New base boards, window and door trim casing throughout the house. Date June 2026
- All closets with customized interiors. Date June 2026
- Entire Interior painted (including the garage). Date May 2026
- Exterior painted with HOA approval of colors. Date April 2026
- New outdoor lighting installed around entire house. Garage exterior, walkway and front porch lights are all controlled by a Leviton Smart switch located inside in the front entry foyer. Date April 2026

- RING doorbell (hardwired) installed and rings through the RING Chime Plugged in by the dining room. Date June 2026
- Three exterior solar powered battery RING outdoor spotlight cameras installed. One is at the front porch facing down the walkway and two are in the backyard both of which have the neighbor yard privacy blackout installed. Date March 2025
- Installed new overhead lighting in garage; Installed five new outlets in garage; Updated Circuit breaker panel. Date 2026
- New backyard landscaping with battery operated irrigation lines installed. Date May 2026
- New wrought iron fencing and posts installed (HOA and neighbor approved color) around the entire side and back perimeter. Two new gates installed.
- Woodridge HOA Monthly fees for 2026 are $325.00/month
- PMC (Property Management Consultants) for Woodridge Escondido HOA
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