

3388 Bancroft Street, San Diego 92104

The Seller purchased the property in 2013 and created a rebuilding and remodeling project that has completely transformed it from what it was...Now a stunning North Park masterpiece.

List of the rebuilding and remodeling work >>>

Core & Infrastructure Items:

- Fully permitted with City of San Diego
- Added 700 square feet to main house
- All new footings and floor joists
- Added 2 bedrooms, including new primary
- Rewired whole house with 6,000 feet of 12ga 20 amp
- Added 400 amp panel
- Replumbed entire property with PEX piping
- Added soft water system
- 2 Custom garage doors, with custom etched glass panels
- Two Steibel Eltron tankless hot water heating systems
- Replaced all 1st floor walls, with new drywall in entire house

Interior Items:

- New kitchen featuring
 - 2 side-by-side Bosch French door electric/convection ovens
 - Viking 36" 6-burner gas cooktop

- Pro-Line hood
- Jennair built in refrigerator
- Fisher Paykel dual drawer dishwasher
- Trash compactor
- New primary bath, with large shower, 8 body sprayers, rain shower head and steam, plus heated floor, LED accent floor lighting & heated towel rack
- Jetted tubs in both primary and new upstairs bathrooms
- Spacious walk-in closet in primary
- All new wifi outlets
- Upgraded smart faucets and toilets
- New Marvin dual pane windows
- Custom Graber power window treatments
- New solid core doors with custom hardware
- New custom stairway with automatic 6 function lighting feature
- New insulation in all walls and ceilings
- Refinished 100 year old hardwood floors
- New paint inside and outside
- 5 mini split Mitsubishi HVAC units and 2 heat pumps
- New carpeting
- Added crown molding, plus all new baseboards & door casings
- Added laundry room with stacked LG washer/dryer
- All new & extensive interior lighting

Exterior:

- Purchased solar (currently running monthly surplus)
- New roof
- New front porch and walkway
- New/expanded outdoor living areas

- Added concrete parking space with Level 2 EV charger
- New & extensive exterior lighting
- Hardie Artisan Siding
- New exterior Trex decking
- Added 2nd floor deck off primary bedroom
- New railings
- New Irrigation, lighting, landscape and hardscape
- New outdoor bricked columns

Items in final completion phase:

- Crown molding
 - Baseboards
 - Door casings
 - Outdoor column caps
 - Minor touch-ups throughout
- **ADU** is fully furnished & stocked for rentals, with approx \$30k verifiable annual income.