

Upgrade List - 9833 Vicar St, Los Angeles CA 90034

KITCHEN

- Jenn air appliances - the fridge interior is unique. It's black with lighting on inside
- Marble backsplash
- Porcelain counter tops in matte finish - they don't scratch, non-porous, can handle high heat
- Island has storage on the barstool side for extra pantry items
- Unique features - soft close cabinetry, extra tall uppers, microwave hidden in upper cabinet, drawer pull outs in pantry, spice rack pull out and baking pan pull out on sides of over, custom drawer liners for utensils and plates etc.
- Kitchen sink has reverse osmosis water filter

LIVING ROOM

- Surround sound speakers w/sonos amp

LAUNDRY

- Quartz countertop
- Samsung deep washer and dryer

FLOORING

- Engineered hardwood white oak
- Carpets are non dyed, nontoxic wool so safe for babies and kids

OVERALL COMMENTS

- new roof comes with warranty

- Pool cover has warranty
- Solar on roof is owned
- Added full security system
- New hvac - heat pump (electric based which is good with solar)
- Tankless water heater
- Outside almost all the yard is on sprinklers or drip so it's super easy maintenance