

BROCK & LORI

3750 Arbolada Road
Los Feliz

4 bed, 3 bath, 2,556 sq ft*
11,986 sq ft lot**
Built in 1962

Upgrades & Amenities, By Year

2020/2021

- Architected, engineered, and permitted full remodel of existing home adding in two new bedrooms, powder room, and new office with new interior framing and drywall and the following specific items:
 - New foundation posts, pads, floor beam, and shear wall
 - New roof
 - New interior paint
 - New HVAC Trane unit
 - New ABS sewer piping
 - New plumbing
 - New electrical including two new electrical panels, outlets, and lighting fixtures
 - New tankless water heater
 - New white oak doors and new door hardware
 - New solid white oak hardwood floor with Bona stain
 - New porcelain tile flooring
 - New balcony framing and waterproof floor
 - Installed Nest thermostat and Smart Lock
 - New Samsung washer and dryer
 - Full bathroom remodel
 - New Kaldewei tubs
 - New Duravit toilets
 - New Duravit washbasin in powder room
 - Installed Hansgrohe faucets and hardware
 - Installed Panasonic exhaust fans
 - Installed Reform and Semihandmade cabinet fronts
 - New Corian countertop and integrated sinks in upstairs bathrooms
 - New imported Italian tile from Ceramica Vogue

*Bed/Bath count & house square footage per floor plan by Arc Dimension, available in MLS Docs.

**Lot Square Footage according to public record.

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2020/2021 (cont.)

- Full kitchen remodel
 - Installed Reform Cabinet fronts
 - Installed Corian countertop
 - New Fisher Paykel appliances
 - Installed Franke sink, hot and cold water dispenser, and faucet
- Asbestos removal

2022

- Exterior Back Area Remodel
 - New stucco cinder-block retaining wall with waterproofing and drainage (unpermitted)
 - New solid hardwood 5/4 Garapa deck, staircase and built-in outdoor banquette
 - Custom Built-in Propane fire pit
 - New exterior electric breaker and 240-volt outlet installed
 - New hardwood Garapa fence and gate installed
 - New custom-built fiberglass hot tub with Hydro-quip pump and heater with built-in control panel

2023

- New HVAC ducting on roof

2024

- Exterior and interior paint
- Retaining walls and garage paint
- New paint on the driveway and exterior staircase concrete
- Planted Olive tree, Maple tree and other planting on back patio, deck and side yard.
- Front door sanded and stained
- New paint on interior stairs
- Installed new Neutra Herman Miller house numbers

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