13435 ERWIN IMPROVEMENTS

Valley Glen, California 91401

Remodeled down to the studs in 2014 and meticulously maintained since.

EXTERIOR

Pool and spa

- 20 x 30 pool with 8 x 10 spa and 8 x 20 Baja shelf
- Salt system and ozonator
- Pool heater
- 2 new LED pool lights

Rear landscaping

- 28 ornamental 8 ft manicured ficus
- 2 large olive trees, 2 medium olive trees and 1 small olive tree
- 2 palm trees, 10+ ft
- 2,000+ sq ft artificial turf
- 48 concrete pavers
- California Gold decomposed granite
- Landscaping rock

Deck and lighting

- 1,100+ sq ft manufactured decking
- Low voltage LED up lights
- Low voltage LED deck lights
- 3 large carriage lights
- 6 medium carriage lights

House exterior

- Fresh paint on all exterior surfaces: stucco, trim, doors
- Custom trim around front windows
- Shutters and faux shutter
- Roof gutters
- 100+ ft of 8 ft x 8 ft corrugated metal and wood privacy fencing

Front of property

- 100+ ft of 12 ft ficus hedge wall
- New front fence boards
- Front landscaping with decomposed granite and plants
- 4 palm trees, 20+ ft

INTERIOR

Kitchen

- 36" professional range
- Custom quartz vent hood and vent
- Quartz countertops with waterfall edges
- LG refrigerator
- Bosch dishwasher
- Electronic microwave drawer
- Stainless sink with disposal
- Brass faucet and brass cabinet pulls

Bathrooms

- Quartz countertops
- Updated fixtures

Throughout the home

- Fresh trim paint
- Den door with integrated blind
- Blinds on all windows
- Skylight tube
- Bluetooth attic fan

GARAGE

Finishes and comfort

- Drywall with custom paint
- Epoxy floor
- French doors with integrated blinds
- Two Hunter fans
- Bluetooth attic fan
- Wall mount garage door opener

Over $300,000 (est.) replacement cost of improvements!

Matthew Casey | DRE 02162728 | Marquez Deem Realty