1010 W FRIAR COURT

IMPROVEMENTS

SOLAR

- 20 panel, 7.1 kWh leased solar system added
- Installed LG Chem RESU 10H Prime battery (approx. 9.8kWh)

WINDOWS & DOORS

- Added two large format skylights in living room
- Added mountain-view clerestory windows to two bedrooms
- Upgraded hardware to windows, interior and exterior doors

KITCHEN

- Installed new stainless steel range hood
- Refinished kitchen cabinets
- Replaced kitchen backsplash tile
- Replaced hardware with Restoration Hardware fixtures

FINISHES

- Added designer wall treatment in living room and hallway
- Refinished & painted cabinets: hallway, office, and guest bath
- Painted interior and exterior doors, windows, and walls
- Replaced hardware: hallway cabinets, office, and guest bed

AUDIO & SECURITY

- Upgraded audio speakers with new Sonos system
- Installed home alarm system (Simplisafe), Nest security cameras

POOL & SPA

- Built new salt water spa, WiFi and remote controlled
- Replaced pool heater with WiFi app support
- Replaced pool lighting
- Fixed pool electrical
- Refinished and painted surface around pool

GARAGE

- Added Clipper Creek 220V EV charger
- Resurfaced and painted garage floor
- Replaced garage door tracks and sensors

PLUMBING

- Replaced water heater
- Added sewer/drain lining from house to street
- Secured interior water lines behind walls
- Installed pressure valves to support front and rear irrigation
- Replaced plumbing fixtures in kitchen, bathrooms and outdoor bar.

LIGHTING

- Added recessed lights throughout
- Installed track lighting in living and dining rooms
- Replaced light fixtures: breakfast nook, primary bedroom, dining & living rooms
- Upgraded exterior fixtures: walls, entrance, garage & patios

BATHROOMS

- Upgraded plumbing fixtures in both bathrooms
- Refinished tile in bathrooms

BEDROOMS

- Added custom built-in closet systems in both main bedrooms
- Installed wool carpeting in both main bedrooms
- Added ceiling fans to all three bedrooms

HVAC

- Installed new Wifi enabled thermostat
- Completed regular AC & furnace maintenance
- Removed old evaporative cooler

EXTERIOR

- Replaced driveway gate engine
- Added retractable awning over primary suite patio
- Replaced fences in backyard
- Added fire pit, patio ceiling fans
- Painted exterior surfaces: walls, fences, and garage
- Refinished and painted driveway
- Upgraded house numbers with modern design

LANDSCAPING

- Refreshed landscaping: new olive trees and bushes, grasses, stone, pavers, bougainvillea, Palo Santo tree
- Upgraded front and rear landscape lighting
- Refinished front and rear fountains, added new pumps

INFORMATION PROVIDED COURTESY OF THE SELLERS