

List of Improvements

1838 w 88th pl. Los Angeles, Ca 90047

2020

- New electricity throughout house with upgraded 200 amp power panel
- Earthquake bracing: foundation bolting and upgrades
- Refinished original oak floors
- New interior paint throughout house
- Native drought-tolerant landscaping
- New window treatments in living room and bedrooms

2021

- Tankless water heater (Navien NPE-210A)

2022

- Backyard deck with sustainable U.S. grown hardwood and pergola
- Backyard deck speakers
- Kitchen renovation
 - Open-concept kitchen and dining room
 - Custom birch ply cabinets
 - Corian countertops
 - Upgraded stove hood (600 cfm)
- French doors from kitchen to deck
- Miele washer/dryer
- Guest bath renovation with floor to ceiling Japanese porcelain tile
- Guest bath skylight
- Primary bath renovation
- High-efficiency double-flush Toto toilets in both bathrooms
- New PEX and copper plumbing
- Exterior wall insulation throughout house + robust attic insulation
 - Keeps heating and cooling costs down
- Sliding doors from primary bedroom to bedroom decklet
- New hallway shelves and arch details
- New window treatments in kitchen/dining and primary bedroom
- New designer and energy-efficient lighting in kitchen, bathrooms, primary bedroom

2023

- New energy-efficient double-pane Milgard windows

2024

- Custom built-in bookcase in front bedroom
- Three-zone irrigation system



Jonathan Montenegro & Mika Ogawa

M: 818.800.5932
jonandmikateam@compass.com

COMPASS
JON & MIKA
MONTENEGRO
OGAWA