

Improvements Since 2024 Purchase

Roof, Solar, Electrical & HVAC

- New roof and gutters installed 2024
- Owned rooftop solar system 10 panel
- Two Enphase battery backup units
- Electrical panel upgraded
- EV charging connection/charger installed under the carport
- Carrier mini-split heating and cooling system with three indoor units — System has capacity for an (one more) additional mini-split unit
- Old gas wall heaters removed after mini-splits were installed

Interior

- Opened the passage between the family room and living room, creating better flow between the two spaces
- Garden window installed off the kitchen
- General cosmetic repairs, paint, caulking, and maintenance throughout

Front Yard / Exterior

- Front yard converted to drought-tolerant landscaping
- New front picket fence
- Large concrete front patio/porch area created
- Front steps/landing improved
- Gravel off-street parking area created where there was previously lawn
- Driveway/concrete cracking repaired
- Exterior house vents repaired/restored
- Exterior lighting wiring repaired/improved
- Exterior light fixtures sealed with exterior-grade caulking
- Worked with the City to have red curb/no-parking areas painted near the corner/crosswalk to improve parking/traffic visibility

Backyard- Major Backyard Renovation

- Demolished the old brick/masonry wall
- Property fencing reconfigured and expanded, with new perimeter fencing installed and painted
- Trellising added along fencing
- Backyard re-landscaped
- Lawn installed
- Gravel/drought-tolerant areas created
- Back steps rebuilt/redone
- Walkway added
- Rain barrels/watering setup added

Landscaping

- Front Yard
 - Approximately five trees now over 6 feet tall
 - Large front-yard tree now approximately 20+ feet tall - 4 year old Silk Floss Tree
 - Three palo Verde trees
 - One city maintained tree
 - Various succulents
- Back Yard
 - Pomegranate tree
 - King Palm
 - Jacaranda x 2
 - Large established grapevine
 - Two garden beds
 - Lime/citrus tree

Existing Property Features to Consider Highlighting

- Corner lot
- Cul-de-sac setting with limited through traffic
- Fenced and private front and backyard
- Multiple usable outdoor areas
- EV charging
- Solar + two battery backup units
- Established landscaping and fruit-bearing plants/trees
- Den Room can be mutli-functional room with its own private entrance