

## **Current Seller Improvements:**

### **Main house and yard**

Newer appliances: Refrigerator, Dishwasher

Central heating with Nest Thermostat

New kitchen floor

New blinds in living and dining room

Stacked washer and dryer (in ADU)

Landscape/Hardscape improvements including:

- Re paved front walk
- New driveway gate
- Refreshed driveway
- Front yard landscaping and added fence
- Re-built and expanded back deck
- Side & back yard plantings including fig, lemon, mandarin and pear trees
- Multizone programmable irrigation to front, back and side yards

### **Fully permitted ADU with:**

- kitchen including induction stovetop
- full bathroom
- laundry
- mini-splits (heat and A/C).
- ADU Garage area is fully insulated with its own mini-split, so could be converted to an additional bedroom or living area.
- Added stairs to access ample storage space upstairs.