

Improvements at 11905 N 83rd PL

Roof – New Underlayment, New Cement Tile shingles and flat roof repairs and coatings. 30-year manufacturer warranty. 2-year labor warranty

2 HVAC Trane units Electric

Hot Water Heater – 60-gal Electric

Dual Pane, Low E Windows and Door Walls. Accordion Slider in Living Room. Walls and Stucco reworked to allow for new style and design of windows.

Front yard landscaping and trees, retaining walls, plantings, sod and irrigation. Hardscaping – paver walkway

Backyard – added patio concrete, recoated patio surfacing, reworked landscape, drip system, sprinklers, lighting, curbing, spa tile, re-worked or updated pool equipment.

Exterior painted, stucco sills removed.

New Garage doors, epoxy coated garage floor, replaced storage cabinet large doors and repainted.

Metal Gate – exterior

Interior Painted.

All Doors, Baseboards, Framing, Hinges, Hardware

Metal Front Door and Window above.

Ceiling Fans, Exhaust Fans, All Recessed lighting (did not exist prior). All new wiring where anything was reworked. Switches, Outlets, Lighting fixtures.

Completely New Kitchen with Wood Cabinetry and multiple drawers, under and over cabinet lighting. Induction Cooktop, Specialty Counter depth refrigerator, dishwasher, disposal, wall

oven/microwave. Stainless work sink. Engineered stone countertops and backsplash.

Expanded space for Beverage Station with Beverage cooler.

Wine Bar with sink and wine cooler.

New walk-in pantry door location and shelving.

Fireplace refaced. Metal mantle added.

Charging station/ drop zone in bedroom hallway

New Laundry room bumped out, for Bench area and doggie shower/laundry sink. New Washer/ Dryer. Cabinet.

Porcelain Plank Tile Flooring

Bathroom 2 and 3 – expanded footprint. Larger shower area in bathroom 2; linen closet and shower bench added to Bathroom 3. Vanities, toilets, lighting, showers, shower glass.

Main Bath - Rearranged footprint. Added linen closet. Enlarged shower. Bathtub includes 12" bench for seating and ease of entry. Bidet seating on toilet. Niche lighting. Everything new.

Main closet – extra shelving added.

This neighborhood is all electric.

Side yard is large enough to build additional dwelling unit. HOA guidelines allow for a dwelling, following guidelines, and would need city permits.

This home gets golf balls. Golf nets meeting standards would be approved by HOA ARC, if desired.