



5008 Auckland List of Amenities and Improvements (per seller)

Main Residence:

- New interior and exterior paint (2020)
- Refinished hardwood floors throughout; new hardwood floor in family room; new tile in kitchen and baths; new carpet in primary bedroom (2020)
- New lighting fixtures including new recessed light trims, ceiling mount lights and pendants (2020)
- Kitchen updates include new tile, renovated cabinets and updated electrical (2020)
- Primary bedroom suite with his and hers closets and ensuite bath with Jacuzzi jet bathtub. Updates include new carpet, new toilet, new floor tile, and new vanity mirror (2020)
- Secondary bath updates include new tile, new light fixture, new faucet, new vanity mirror, new showerhead, refinished bathtub and sink (2020)
- Wet bar updates include new bar countertop (2020), wine fridge, instant hot water at bar sink (2012)
- Newer washer and dryer (2017)
- Refurbished HVAC unit (2014); added Nest thermostat (2012)
- 18" insulation installed in attic and foam insulation blown into all walls (2014)
- Noritz tankless water heater (preceded seller)
- 200 amp electrical panel (preceded seller)
- Two car attached garage
- Wood-burning fireplace in family room with gas starter

Guest House:

- Guest house is registered with the City of Los Angeles as an Airbnb with a history of significant rental income; in peak season it has generated well over \$3500/month plus cleaning fees
- New interior and exterior paint (2020)
- New roof (2020)
- New laminate floors (2020)
- Foundation sealed (2020)
- New kitchen faucet (2020)



5008 Auckland List of Amenities and Improvements (per seller) (cont.)

Guest House (cont.):

- New gas line (2018)
- Complete renovation including new vaulted ceiling with new insulation; new windows; all new kitchen with new refrigerator, freezer, range, stove, and Noritz instant hot water heater; all new bathroom including custom cement shower and new tile (2012)

Studio:

- Soundproof building was built as a recording studio by professional composer; has since been used as a screening room/office; now a blank canvas with endless possibilities.
- New interior and exterior paint (2020)
- New carpet (2020)
- Updated interior electrical and new exterior GFCI outlet with bubble cover (2020)

Exterior:

- New landscaping at front and rear of property including new sod, plants, stones, pavers, and mulch with updated irrigation (2020)
- New fencing around property (2020).
- Dry well, sump pump, new down spouts and new gutters on main house (2020)
- New exterior security lights (2019)
- Electric driveway gate (2015)
- Four 250 watt solar panels (owned) (2014)
- Sprinkler system installed (2014)
- Large Cumaru deck with access from French doors through the family room and primary bedroom, integrating the indoor and outdoor spaces (2011)
- French drains installed in the rear yard around the studio and guest house (2011)