

## **Features & Upgrades**

### **370 Kempton Road, Glendale CA 91202**

#### **Exterior**

System Paving Stone drive and walk ways  
Complete exterior painting  
New garage door with windows  
Motion sensor security lights  
Water Shut -off valves

#### **Doors & Windows**

Sierra Window concepts Low E double pane gas filled vinyl windows throughout  
Atrium low E double pane aluminum clad wood slider doors throughout  
New Interior sound-proof doors with brushed nickel hinges and handles  
New interior pocket doors with brushed nickel pulls  
New door casing throughout  
New Front door privacy rain glass and brushed nickel handles, deadbolt.

#### **Plumbing & Wiring**

Re-piped plumbing, all copper with risers and hot water recirculation system.  
Braided steel plumbing connectors  
New toggle light switches (many with Leviton dimmers) and square wall sockets

#### **Upgrades**

##### *Remodeled master bath:*

- Italian porcelain tile in shower and on floor
- Designer glass trim in shower
- Brushed nickel shower fixtures
- Frameless glass enclosure w/brushed nickel fasteners
- Maple cabinets
- Granite countertop
- Double Kohler sinks
- Brushed nickel faucets
- Recessed lighting

##### *Remodeled dressing area*

- Maple cabinets with seating
- Granite countertop
- Kohler sink
- Brushed nickel faucet

##### *Remodeled guest bath*

- Italian Porcelain tile bath wall and floor
- Ann Sacks custom 6 inch glass tile on accent wall
- Frameless European glass shower screen w/brushed nickel fasteners
- Kohler soaking tub
- Brushed nickel bath fixtures
- Maple cabinets
- Granite countertop
- Kohler vessel bowl sink
- Kohler wall mount faucet
- Recessed spa lighting
- Vanity light

QMark supplemental wall heater  
Exterior glass slider with Japanese screened rock yard

*Kitchen*

Upgraded Whirlpool electric double ovens  
Upgraded Whirlpool Gold ultra-quiet dishwasher  
Upgraded GE Profile over the stove-top microwave/convection oven  
GE Profile bottom freezer refrigerator with ice maker and water dispenser  
Brushed nickel handles on cabinets and drawers  
Italian Porcelain tile in kitchen, laundry room

**Other Features**

$\frac{3}{4}$  in solid oak floors in living areas  
Smoothed ceilings (replaced plaster popcorn ceilings)  
Recessed lighting throughout  
Crown moldings throughout  
5  $\frac{1}{2}$  inch Baseboards throughout  
Remodeled fireplace with custom 1 piece  $\frac{3}{4}$  in solid granite face and 1 piece  $\frac{3}{4}$  inch solid granite hearth  
Custom solid wood mantle  
Real Fyre gas logs (\$700)  
Lighted ceiling fans  
Interior paint  
Brinks (ADT) burglar and smoke alarm with wireless communications and battery back-up (cutting phone line or electricity won't disable system). Premium keypad.