

1434 Lee Dr. Glendale, CA 91201  
Description of property features and improvements

- Backyard
  - Pool; fireplace
  - (built 2012)
    - ✓ Outdoor kitchen/barbecue island; pavers; stand-alone remote controlled retractable awning; automated irrigation system; automated LED landscape lighting system
  - (built 2017)
    - ✓ Bose outdoor entertainment speakers; step lights; staircase platform to Master Bedroom; SunBrite outdoor TV; custom louver design vinyl fence; wall sconces
- Family Room (built December 2017)
  - High-end surround system with Control4 entertainment automation controller; Martin Logan speakers and in-wall subwoofer; Control4 light switches
  - High power Luxul network controller and router hubs
  - Mahogany solid hardwood flooring
  - Custom made control center cabinet for entertainment/surveillance/network systems with granite countertop
  - Marmarino texture plastered walls
- Master Bathroom (built December 2017)
  - Granite flooring; marble wall tiles; custom made double-sink cabinet with granite countertop; high end Brizo fixtures; Marmarino texture plastered walls; custom made mirror and in-wall built medicine cabinet
  - (built 2012)
    - ✓ New roofing
    - ✓ New HVAC system
    - ✓ Installed tankless water heater
    - ✓ New 200A main electric control panel
    - ✓ Replaced electrical wiring (except kitchen)
- Bedrooms/bedroom hallway
  - ✓ Frameless 8 ft wide mirror closet sliding doors (in each bedroom)
  - ✓ New interior doors
- General Building Improvements
  - (built December 2017)
    - ✓ Milgard (Tuscany series) double-pane windows, sliding doors and kitchen garden window
    - ✓ 8 camera Luma surveillance system around the house
- Front/side yard (built 2009)
  - Automated irrigation system
  - Automated LED Landscape lighting
  - Installed walkway pavers
  - Installed driveway pavers
- **Extra features**
  - 50 sq. ft basement (access from guest bedroom closet)
  - 150 sq. ft storage area (above newly built family room)