

# 839 POMONA AVENUE

PROPERTY IMPROVEMENTS & FEATURES



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AND ASSOCIATES

Pacific

**Sotheby's**  
INTERNATIONAL REALTY

# 839 Pomona Avenue

## *Property Improvements & Features*

*Nearly \$200,000 in improvements and upgrades have been completed since 2024, highlighting the sellers' commitment to exceptional upkeep, thoughtful modernization, and meticulous maintenance.*

### **Home Safety & Detection Systems**

- Installed Phyn Water Leak Detection System (June 2024)
- Installed Seismic Gas Shut-Off Valve (June 2024)

### **Solar Energy System**

- Owned 24-panel solar energy system

### **Exterior Improvements**

#### **Exterior Painting (November 2024)**

- Entire home repainted, including:
  - Exterior trim
  - Ceilings
  - Fencing
  - Driveway areas
  - Front stucco and foundation stucco
  - Garage door
  - Gutters
  - Front door

#### **Decks, Balconies & Rooftop Terrace (2025-2026)**

- Refinished, painted, and re-coated exterior decks, balconies, and rooftop terrace surfaces

### **Landscape & Outdoor Enhancements**

#### **Landscape Simplification & Drought-Tolerant Improvements (2024-2025)**

- Installed artificial turf at the front and right side of the property
- Removed select trees and shrubbery
- Enhanced landscaping with lower-maintenance, drought-tolerant design

### **Outdoor Lighting (2024–2025)**

- Installed Ring lighting system
- Added backyard lighting and scalable exterior lighting controls

### **Custom Egress Window Well Screens (2025)**

- Custom removable safety screens installed at basement egress window wells
  - Designed for both security and emergency access
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## **Kitchen, Plumbing & Mechanical Improvements**

### **Appliances**

- New GE Monogram Refrigerator (2024)
- New GE Monogram Microwave & Trim Kit (2026)
- New Bosch Dishwasher (2024)
- New LG Washer & Dryer (2024)
- New InSinkErator Badger 0.5 HP Garbage Disposal (2025)

### **Plumbing Upgrades**

- Most bathroom faucets replaced (2024)
- Angle stops replaced at sinks and toilets (2024)
- Reverse Osmosis Water Filtration System with Mineral Filter installed (2024)
- Toto toilets installed in four bathrooms (August 2024)
- New showerheads installed in three bathrooms (2024)
- Diverter valves replaced in two bathrooms (Primary Suite and Upstairs Bath) (2024)

### **HVAC & Water Heating**

- Nest Thermostats installed for both dual-zone Carrier HVAC systems (2024)
- Two Bradford White Power Vent Water Heaters installed (2024)

- Included upgraded valves, supply lines, and circulation pumps
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## Garage & Basement Improvements

- SafeRacks garage organization and storage system installed
  - LED shop lighting upgraded (2025)
  - Garage lighting integrated into Lutron lighting system
  - New LiftMaster garage door opener with camera and battery backup (2024)
    - Connected to the myQ remote access application
  - Level smart lock installed on interior garage access door (2024)
    - Wi-Fi enabled remote access and control
  - Sewer pump stations serviced and maintained (2024)
    - Property currently enrolled in a quarterly maintenance program
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## Smart Home Technology

### Sonos Audio & Lighting Integration (2025)

- Comprehensive Sonos audio system upgrade completed
- New Sonos amplifiers, repeaters, tuners, and premium speakers installed throughout the first floor and basement
- Integrated control through the Sonos application
- Basement tuner configured to stream television audio through surround-sound speakers
- Lighting upgrades integrated with smart home controls

### Media Features

- Custom living room cabinetry conceals a 55-inch LG OLED television
  - Television integrated with surround-sound audio system
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## Security Features

- Alarm system
  - Ring camera system throughout exterior of property
  - Ring smart lighting integration
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## Removed / Modified Systems

- Central vacuum system removed and professionally capped
  - Intercom system removed
  - Irrigation system disabled
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*Information deemed reliable but not guaranteed. Buyers are encouraged to independently verify all information, permits, condition of improvements, and property features to their satisfaction.*