

857 Holly Ave, Imperial Beach

PROPERTY UPGRADES & IMPROVEMENTS

The property has undergone substantial improvements throughout the interior, exterior, and backyard areas. Based on the provided improvement records, upgrades include:

Interior & Home Improvements

Roofing	\$12,000
Interior/Exterior Painting	\$11,000
Primary Bathroom Remodel	\$39,440
Hallway Bathroom Remodel	\$15,190
Primary Bathroom Flooring	\$2,375
Primary Bathroom Electrical & Plumbing	\$3,530
Primary Bathroom Glass Door Installation	\$1,600
Hallway Bathroom Glass Door Installation	\$900
Bidet Installation	\$975
New/Updated Doors	\$4,000
Hot Water Heater Installation & Plumbing	\$5,548
Stucco Repairs	\$2,750
Dishwasher	\$601.33

Outdoor & Backyard Improvements

Extensive backyard renovation	
Stainless-steel built-ins	\$4,728
Outdoor granite and porcelain finishes	\$8,480
Garden drain extension	\$500
Outdoor island materials	\$300
Outdoor spigot, hot water & electrical improvements	\$1,400
Outdoor gas line	\$700
Backyard permitting	
Outdoor electrical repairs	
Fence post repair	\$900

Landscaping

Walter Andersen Nursery pots	\$148.66
Armstrong trees, soil & fertilizer	\$512.26

Additional Improvement

Water softener system	\$7,675
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APPROXIMATE DOCUMENTED INVESTMENT

The records provided reflect approximately **\$153,179 in improvements**, plus an additional **\$7,675 water softener**, representing approximately **\$160,854 in documented property improvements and upgrades**.

Improvement costs are based on information provided by the seller/property records and are presented for informational purposes. Buyers should independently verify improvements, permits, condition, and costs to their satisfaction.