

# **SELLERS' LIST OF IMPROVEMENTS AND REPAIRS**

**81071 AVENIDA SOMBRA, INDIO**

\*Dates are approximate

## **2025:**

- Landscaping work – added plants around the property, repaired irrigation system and installed a new timer
- Interior painting – all walls and primary bath vanities – November 2025
- Exterior painting – stucco patching and then painting, casita front door – November 2025
- Installed new motorized Sunshade retractable awning – November 2025
- New water heater – October 2025

## **2023:**

- Replaced left motor for right garage door and upgraded rollers

## **2021:**

- Renovated the kitchen – installed quartz countertops, new sink, new faucet, replaced all of the kitchen cabinet doors and installed new tile backsplash
- Painted the interior walls and trim
- Added tile to the fireplace wall in living room and added glass beads inside
- Installed Ring doorbell

## **2017:**

- Replaced both AC units

## **2006-2008:**

- Installed custom multi-desk office system and built-in cabinetry in office/plus room
- Created built-in shelves and TV nook at left of living room fireplace
- Added roll-out drawers to kitchen
- Upgraded to LED recessed lights in kitchen/great room
- Silhouette shades installed throughout the home
- Installed a closet organization system with built-ins in primary walk-in closet
- Upgraded sconces in primary bath
- Replaced carpet in the primary bedroom with luxury vinyl flooring.
- Installed stone walkways and stone rear patio. Added the walkway along right side of home and from the front to the left side of the home

**2006-2008 – cont.:**

- Landscaped the front and side grounds and added a waterfall, rock feature and fire pit in the back patio
- Added front waterfall in courtyard
- Installed a custom metal front gate
- Installed a water softer system
- Installed a retractable motorized awning over a portion of the rear patio
- Installed built-in storage system/cabinets to the garage