

**Updates and Improvements after the purchase in March 2022
1190 South County Marcus Palm Springs California 92264**

A major interior and exterior remodel was done from April 2022 to February 2023.

All updates and improvements were made using a licensed contractor:

Diversified Building Solutions of Desert Hot Springs.

Better Business Bureau: <https://www.bbb.org/us/ca/dsrt-hot-spqs/profile/general-contractor/diversified-building-solutions-1126-850065666uildzoom>

The insurance company rebuilt the East half of the home due to fire damage; licensed contractors replaced the following as needed: drywall and all behind it, including a new and updated main electrical service panel, water and LP gas plumbing, studs, and installation from the garage to the kitchen, living, and dining rooms.

A new HVAC unit was installed.

All new appliances and cabinetry throughout the entire home.

All new 36-in ceramic flooring throughout the entire home.

New vinyl dual pane windows in all rooms including 2 sliding, and entrance doors.

New roofing materials, reflective coating, and shingles were applied late in 2021.

Permits were issued for several structural, plumbing, and electrical improvements.

A hidden 30-foot steel beam was installed through the roof rafters, between the living and dining rooms, allowing an open-flowing floor plan and leading outdoors. A 30-foot decorative wood beam and steel anchors were installed under the steel beam and are exposed inside the home for support and aesthetics.

A 16-foot wall was removed to open floor space to the bedrooms and guest bathroom.

A 12-foot decorative beam was installed to accommodate a collapsing glass door opening to the outdoor patio from the dining room for indoor/outdoor living.

Additional HVAC ductwork and outlets were installed to reduce energy consumption and improve climate comfort inside the home.

Elevated flooring at the entryway, kitchen, and dining room, custom-designed flooring.

Fireplace wall/mantel, high-end stacked stone, with herringbone pattern wood facade.

An addition of 58 Square Footage for a Primary Bedroom Closet, with a decorative 14-foot support beam, and a permanent closet organizer installed in the entire area.

All beams and structural modifications are to code, supported by 3X3X3 Ft footings.

All-new water faucets, bidet, lighting fixtures, window treatments, and a 6 ft pantry.

Outdoors, front, side, and backyard; all new concrete at the covered patio, decking, turf, drought-tolerant landscaping, and rebuilding the perimeter fencing of the property.

Installed a new pebble tech pool, spa, and all-new Wi-Fi-controlled equipment.

The new 8 ft x 35 ft front patio was redesigned for a modern look. Added new hardscape concrete, drains, electrical power, and LP gas for the fire pit. Installed a new 8 ft sliding glass door to allow access to the front patio from the living room.

New draught-tolerant landscaping for the entire property.

New decorative energy-saving outdoor house and landscape lighting.

New official-size pickleball court constructed of 6-in concrete with rebar.

Newly custom paints all interior rooms and the exterior stucco and trim of the house.

Total Capital of Improvements Invested: \$329,000.00

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