

**5011 W. 131st St Hawthorne, CA 90250**

All: 1,756 sq. ft.

Main house: 1,599 sq. ft.

Backroom: 338 sq. ft

3 beds / 1.5 bathrooms

Exterior

- New asphalt shingle roof installed on the main house
- New exterior front entry door
- New French door and new sliding glass door off the kitchen
- New white vinyl window added at the garage conversion area
- Updated exterior stucco with additional smoothing and repairs
- Exterior of fireplace refreshed with new stucco finish
- Full exterior painting of the home

Hardscape & Yard

- New front patio area
- New front entry pathway pavers planned
- Entire property fence replaced with new vinyl fencing and gates
- New driveway with improved grading and drainage
- Updated landscaping with irrigation system

Kitchen

- Fully remodeled kitchen with new cabinetry, quartz countertops, and tile backsplash
- New sink, faucet, and garbage disposal
- New stainless steel appliance package including refrigerator, dishwasher, range, and range hood
- Updated kitchen layout with peninsula opening to the living area

Bathrooms

*Primary Bathroom Remodel*

- New tiled shower with glass enclosure
- New vanity with countertop, sink, and faucet
- New mirror and light fixture
- New toilet and bathroom accessories

*Guest Bathroom Remodel*

- New tub with tiled tub/shower surround
- New tiled flooring
- New vanity with countertop, sink, and faucet
- New mirror and light fixture
- New toilet and bathroom accessories

Flooring

- New luxury vinyl plank flooring installed throughout the home

Trim & Doors

- New baseboards and door casing throughout the home
- New interior doors and closet doors

- New interior door hardware

#### Lighting

- New ceiling fan/light fixtures in bedrooms
- New ceiling fan/light fixtures in the garage conversion area
- New hallway light fixture
- New recessed lighting installed in the living room

#### Paint

- Full interior painting including walls, ceilings, doors, trim, and baseboards

#### Mechanical

- New whole-home plumbing repipe
- New water heater installed with exterior water heater closet
- New smoke and carbon monoxide detectors installed