

# Home Upgrades & Features

9700 S 5th Ave, Inglewood, CA 90305

## **Major Value Upgrades**

- Lifetime exterior restoration (\$30K–\$45K) transferable warranty
- Full re-stucco, wood repair, foundation concrete + mesh
- **Solar: Sunrun, 9 panels (2024), 30-year lease, \$158/month**
- LeafFilter (\$12K) lifetime warranty
- Foundation resecured

## **Kitchen (~\$65K)**

- Waterfall island, 2nd sink, storage
- Custom cabinets, quartz, backsplash
- Custom pantry, molding
- All new appliances

## **Bathrooms**

- Fully remodeled, floor-to-ceiling tile
- Double shower + tub
- Updated vanities/windows

## **Interior**

- Recessed lighting
- Fireplace remodeled
- 2 skylights, 6 fans

## **Flooring & Windows**

- Tile + wood floors (no carpet)
- Double-pane windows
- Lifetime shutters/blinds

## **Bedrooms & Systems**

- 4 of 5 bedrooms updated
- Closets redone
- Plumbing redone
- New water heater

## **Security & Access**

- 4 entry points, security doors
- 2 gated entries
- One key system

## **Highlights**

- \$100K+ upgrades
- Move-in ready
- Transferable warranties
- Tax Rate: 1.345%

## **Planning & Zoning**

- (310) 412-5230
- 1 Manchester Blvd, 4th Floor, Inglewood

