

## UPGRADES & IMPROVEMENTS

24 Vista Sierra #26, Rancho Santa Margarita CA 92688

### Interior & General

- New laminate flooring & carpet (2013)
- Popcorn ceilings removed (2013)
- Recessed lighting added throughout (2013)
- Smart thermostat installed (2019)

### Kitchen & Appliances

- Stove (2013)
- Dishwasher (2023)
- Garbage disposal (2024)
- Microwave (2026)

### Bathrooms

- **Primary Bathroom (2022):** Fully remodeled with new outlets & switches, sink, plumbing, countertops, mirror, exhaust fan, and lighting
- **Secondary Bathroom:** New toilet (2016), sink, faucet, plumbing, and light fixture
- **Downstairs Half Bath:** New toilet and faucets (2016)

### Primary Bedroom

- Ceiling fan installed (2020)

### Exterior

- Front patio turf installed (2014)
- New front patio fence (2025)

### Systems & Major Components

- Water heater replaced (2024)
- Furnace fully serviced, disassembled, cleaned, and worn parts replaced (2024)
- A/C regularly serviced and maintained (most recent service in 2026)

### Garage

- Garage tune-up and spring replacement (2024)