

# AMALFI ESTATES

Upgrade Sheet | 2920 11th St #6, Santa Monica, CA 90405

This residence was fully remodeled prior to the current ownership in 2023. The following upgrades and improvements have been completed by the current owner since acquisition, enhancing both functionality and long-term value.

## Recent Upgrades & Improvements

- New water heater installed (2022)
- Roof above the unit redone (2024)
- Electrical panel upgrade completed (2025)
- EV charger hookup installed (2025)
- Santa Monica seismic retrofit completed (2023)
- New range/oven purchased (2025)
- Ring floodlight camera installed above garbage area; HOA reimburses subscription cost
- New light/exhaust fan installed in downstairs laundry room
- Home baby-proofed with plexiglass stair guards and retractable gates
- Dishwasher re-piping completed (2025)
- Building-wide gutter replacement completed via HOA assessment (2025)
- Wood rot repairs completed (2025)
- HOA replaced garage area lighting (2025)
- SoCal Edison rewired power connections to the building (2026)

Amalfi Estates | Luxury Real Estate | Los Angeles & Dallas Delivering white-glove service, strategic marketing, and results-driven execution with a commitment to giving back.