

8410 Sanger Ave, Whittier, Ca. 90606
Features & Upgrades
All improvements completed 2-3 years ago

Included items in the sale: Smart lighting system, window rods and curtains, outdoor patio shades, custom interior window shades, wine refrigerator, shelving above the bar area in the dining room, TV brackets, Dishwasher, Osmosis machine under sink, Outdoor BBQ, new water softener (not installed, yet)

Excluded items from the sale: oven/stove, washer & dryer, security cameras, food smoker, TV's, staging furniture and accessories

Optional For Purchase: Kitchen Refrigerator (3 years new)

General

- All interior and exterior lighting is on a smart system.
- All windows replaced with dual pane except the guest bedroom in the back of the house where the sizing is not standard and will need to be custom fit.
- New A/C and all ducting replaced
- New interior doors to bedrooms and bathrooms
- Laminate flooring in the living/dining room, Tile flooring through the rest of the home

Kitchen/Dining/Living

- Removed a wall to open the kitchen into the living/dining room. Added the island.
- Dining area: Installed cabinets, counter tops, wall shelving, and wine fridge.
- Quartz Countertops throughout.
- Installed a dishwasher. (Previously didn't have one)
- Added a built-in pantry along the entryway wall.
- New pendant and track lighting.
- French doors replaced.
- Living room: A wall was removed by the previous owner where the 4th bedroom was and the current owner closed the doorway (behind the TV) into the hallway, where they created an additional storage closet on the other side.

Backyard Patio

- Repaved patio concrete.
- Patio cover sealed and canned lighting installed.
- New shingles on top of patio cover.
- New built-in BBQ and island
- Sun shades

Guest Bedrooms

- New track lighting

Primary Bedroom

- New smart switches & lighting
- Built-in wardrobe cabinet
- Space saving barn door to the bathroom

Primary Bathroom

- Remodeled - new shower/bath, sink vanity, and toilet

Guest Bathroom (Hallway)

- Remodeled - New plumbing, new toilet (was relocated), new sink vanity, new tile and wall storage feature.
- Original bathtub (look into getting it reglazed in a color of your choice!)

Note: The roof is approximately 10 years old and the current owners have not had any problems with leaks.