

# Features of 1231 W. Santa Cruz St., San Pedro

New heating & air conditioning system controlled by a Nest wireless thermostat.

New 40 gallon water heater and enclosure

New 30 year composition shingle roof and rolled composition roof on dining/family room

Copper plumbing

100 amp electrical panel

New dual-pane vinyl Milgard windows and custom light-filtering roller shades

Ring doorbell

New roll-up door and opener with myQ wi-fi technology

New rain gutter system

Unique “Leathered Luxury Concrete” quartz counters in kitchen & hall

New interior doors, closet doors and hardware

Freshly painted interior, exterior and fencing

Fully landscaped front and rear yards supported by a sprinkler/drip irrigation system

1 car garage with finished interior plus additional parking on the driveway

New high-quality Frigidaire Gallery stainless steel appliances including a counter-depth refrigerator

Fabulous rear yard with large patio and grassy area is perfect for everyday living and weekend entertaining

Across the street from Holy Trinity School and Church