



1509 W Santa Clara Ave - Property Improvements & Landscape Features

Beautifully maintained and thoughtfully upgraded Mid-Century Modern home featuring extensive system updates, designer improvements, and an incredible collection of mature fruit trees and landscaping.

Property Improvements & Upgrades

- **February 2014:** Rebuilt foundation piers and replaced all cast iron sewer pipes under the home with new ABS plumbing. Remodeled primary bathroom with deep soaking tub.
- **2014:** Home purchased. Added 200-amp electrical panel with 220v sub-panel added to the garage. Installed all copper plumbing and dual-pane windows throughout.
- **May 2016:** Backyard hardscape improvements including raised garden beds, concrete ledger stone walls, decomposed granite, landscape lighting, patio cover lighting, and decorative water fountain with remote control.
- **2016:** Added central air conditioning and new gas heater.
- **October 2018:** Installed new cedar side gate and fencing.
- **April 2019:** Installed luxury vinyl plank flooring throughout most of the home except bedrooms.
- **April 2019:** Fully remodeled chef's kitchen with custom storage, pull-out shelving, pantry storage, soft-close cabinetry, LG double gas oven with 5-burner cooktop, professional stainless steel exhaust fan, LG dishwasher, deep granite composite sink, and oversized refrigerator space.
- **November 2019:** Installed new 30-year roof with new fascia boards and recessed beams.
- **November 2019:** Installed new rain gutters.
- **December 2019:** Completed new stucco and exterior paint.
- **December 2019:** Installed Alumawood patio cover.
- **December 2021:** Fully remodeled secondary bathroom with tiled walk-in shower and upgraded vanity.
- **2023:** Installed new sewer main line from garage to street with cleanout.
- **April 2024:** Installed new vinyl fencing with double gate for RV access and parking.
- **May 2024:** Installed new copper water main from street meter to home with new valves.
- **January 2025:** Installed new 12-foot living room window and sliding glass door.
- **March 2026:** Installed new bedroom closets with mirrored sliding doors and additional storage.
- **April 2026:** Fresh interior paint completed.
- **May 2026:** Additional primary bathroom remodel improvements completed.

Additional Features

- Security screen doors
- WiFi security camera systems
- WiFi video doorbell
- Motion security lighting
- Dimmable canned LED lighting
- Pendant lighting in bedrooms
- Three storage sheds



Landscape & Fruit Tree Features

Front Yard (they produce so much, sellers & their realtor negotiate to come get some time to time, they produce like 300 they are amazing plus the mango tree)

- Mature Fuerte avocado tree (Love to still get avocados as we are not moving far & our Realtor)
- Mature Hass avocado tree
- Mature tangelo tree
- Pittosporum Silver Sheen tree
- White Crepe Myrtle tree
- False Heather shrubs
- Multiple rose bushes (potted ones not part of the sale)
- Potted Lucky Jade plant (potted one, not part of the sale)

Backyard

- Mature mango tree
- Meyer lemon tree
- Cara Cara orange tree
- Lime tree
- Palo Verde tree
- Multiple pink plumeria trees surrounding fountain

** Some potted plants are staging and not included in the sale of this property.

Presented by:

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