

Property Improvement List

4639 Iroquois Avenue, San Diego, CA 92117

Systems & Utilities

- Whole house soft/salt water filtration system installed
- Reverse osmosis water filtration system under kitchen sink
- New tankless water heater
- Upgraded electrical panel to 200 amp service
- Tesla charger installed in garage

Kitchen

- New dishwasher, microwave, stove, and slide-out microwave
- Fully remodeled kitchen (2026)

Interior Upgrades

- New flooring throughout the home
- Custom electric curtains installed in primary/master bedroom
- Freshly painted walls, ceilings, doors, and trim throughout
- Living room ceiling remodeled with dimmable lighting and insulation (2026)

Exterior Improvements

- New smooth stucco exterior finish
- High efficiency dual pane windows installed in living room (2024)
- Roof replaced in 2014 (previous owner)
- French drain system installed along both sides and front of property for drainage and foundation protection
- Retaining wall and privacy fence added near garage
- New shrubs and landscaping installed in front yard
- Lighting installed under paver steps leading to front door

Outdoor Living

- Front and back yard renovation completed (2025)
- New Trex deck and railing designed for indoor/outdoor living and bay/ocean views
- Pergola added with gas and water lines for full outdoor kitchen capability

- Outdoor BBQ area with built-in griddle, grill, sink, fridge, and power outlets
- Hot tub included
- Storage shed included

Energy Efficiency / Solar

- Solar Power Purchase Agreement (Sunrun)
- Energy rate: approx. \$0.265/kWh with 3.5% annual increase
- Compared to SDG&E; rates approx. \$0.38–\$0.70/kWh with 10–15% annual increases
- Agreement is transferable (see contract)