

# **Seller Improvements & Upgrades**

The seller has taken exceptional pride in maintaining and improving this property. Buyers are encouraged to review this list in conjunction with their own inspections and investigations. All information is believed to be accurate but is not guaranteed. Buyers should independently verify all features, permits, warranties, and development potential.

The current owner has completed numerous improvements to enhance the home's comfort, functionality, and long-term value, including:

## **Interior Improvements**

- Updated hall bathroom
- Fresh interior paint throughout
- New microwave
- New dishwasher
- New flooring in select areas, including rear entry tile
- Upgraded electrical panel
- New attic insulation
- New ductwork
- New water heater

## **Exterior Improvements**

- Fresh exterior paint
- New gutters
- Front patio and patio floor professionally repainted
- Concrete drainage improvements to improve water flow around the home and help keep the basement dry

## **Roof**

- Roof professionally treated with Roof Maxx to help extend the life of the existing roof
- Transferable Roof Maxx warranty with approximately four years remaining (buyer to verify terms)

## **Property Features & Infrastructure**

- Full drive-through driveway providing easy access to the rear of the property
- Electrical service extended to the rear of the lot
- Water service available at the rear of the property

- Rear yard infrastructure provides excellent flexibility for RV storage, workshop space, outdoor living, or potential future ADU opportunities (buyer to verify all development possibilities with the City of Riverside)