

IMPROVEMENTS
4225 N. VIRGINIA VISTA
LONG BEACH, CA

Exterior

New lightweight cement tile roof
New exterior paint
New landscaping front, back and sides

New outdoor lighting, front and back
Installation of three fountains, front and back areas
Installation of drip system and decorative rocks in beds, front, sides, and back
Installation of pavers and rock on walkway between 4225 and 4235
Removal of old fencing all around and installation of vinyl fencing

Construction of new BBQ island, back patio
Installation of new concrete border around back patio, and sealing of Saltillo tile
Addition of custom designed aluminum pergola with powder coated finish – back patio

Removal of hardscape in the front area
Construction of new front wall and columns
Installation of pavers in front walkway and two front courtyard areas
Installation of custom Iron and glass door at entry to inner front courtyard
Custom mahogany and glass front door
Installation of electric louvered system with rain sensors in roof of front courtyard

Garage

Installation of Custom Cabinets lining walls of garage
Built in washer, dryer, stainless steel sink and side by side refrigerator/freezer
Installation of granite counters
Installation of new lighting
Installation of epoxy flooring

Utilities & Insulation

New Insulation throughout
Installation of two tankless water heaters
Installation of two Nuvo soft water systems
Installation of new Pex piping – whole house
Installation of new electrical panel and upgrading of service
Replace sewer line to main sewer line

Interior

Installation of large format porcelain tile flooring throughout
New paint throughout
Granite/quartz counters throughout

Replacement of all windows throughout (excluding kitchen windows and front window in guest bedroom)

Ceiling fans in kitchen, living room, family room, master bedroom, and guest bedroom

New LED lighting throughout, art lighting, pendant lighting in kitchen, chandeliers in dining room and living room

Removal of center post between 2 sliding glass doors leading to back patio

Installation of beam and 16' long 7' tall glass unit with 8' French sliding doors

Removal of 6 panels of window above sliding glass doors and replacement with two large windows above 16' glass unit.

Replacement of all interior and exterior doors and door hardware throughout

Installation of new closet doors – all closets

Installation of custom high gloss doors on hallway cabinetry

Reconfiguration of kitchen, elimination of pantry, removal of wall between kitchen and dining room

Custom cabinets and island with quartz counters

Viking double ovens, 6 burner gas stove top, exhaust hood, 48" side by side built-in refrigerator/freezer and dishwasher, reverse osmosis water filtration system

Reface fireplace with black marble large format tile

Install gas burner and glass pebbles in fireplace

Reconfigure and replace hearth with quartz

Construction of family room (in place of exterior side courtyard) with new window and two skylights with remote control screens and shades

Construction of wine cellar with cherry racking system, stone flooring, and custom iron and glass door

Reconfigure guest bath, remove bathtub, install large shower with large format porcelain tile and glass door, tankless toilet, custom cabinets with granite counters, installation of door leading into guest bedroom to create second master suite.

Office (third bedroom) – custom closet, skylight with remote control screen and shade; total remodel of office with built in L shaped floating desk (which required engineering) the length of one wall and half the length of the other wall and a tower cabinet from floor to ceiling

Reconfigure master bedroom and bathroom to create a separate exercise room and separate shower/toilet room

Large format porcelain tile shower and glass door, tankless toilet; Custom cabinets with quartz counters and pendant lighting;

Add windows in bedroom, exercise room, and bathroom

Remove sliding glass door in bedroom and replace with single glass/wood door in exercise room to exterior
Two custom master bedroom closets with custom lighting