

# BROCK & LORI

1856 N Avenue 52  
*Highland Park*

3 beds, 2 baths, 1,732 sq. ft.\*  
8,551 sq. ft. lot\*\*  
Built in 1954

## Upgrades & Amenities, By Year

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2026

### ❖ Main House Interior

- Lighting
  - New bedroom pendant lights
  - New Wabi Sabi inspired pendant light fixture in dining area
  - New bathroom sconce from Zara Home
- Paint and finishes
  - Painted hall ceiling, and entire kitchen
  - Painted living room walls, including feature wall and laundry wall
  - Refinished bedroom accent wall in white
  - Bathroom color-drenched in pink tone, color-matched to shower tile
- Kitchen
  - New cement floor tiling with Zia Tile
- Bathroom
  - New shower head and door hardware in matte black finish
- Hardware
  - New bronze round handle knobs for hall storage
  - New curtain rods in the bedroom

### ❖ Guest House Interior

- Painted all walls and ceilings

### ❖ Exterior

- Hardscape & layout improvements
  - Converted the yard to a mix of lawn and pea gravel
  - Installed paver walkway connecting house to outdoor spaces
- Landscaping — completed by MBM Greenscapes Inc.
  - Installed 400 sq. ft. of sod
  - Planted multiple mature trees and greenery (ficus and Palo Verde)
  - Added new front yard planting
  - Added flagstone pathway elements
  - Installed bender board to partition lawn, gravel, and planting areas

\*Bed/Bath Count and Home Square Footage is per Floor Plan Drawings.

\*\* Lot size is per Public Record.

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- Irrigation & drainage
  - Installed and upgraded irrigation system, including new sprinkler bodies, nozzles, and PVC lines
  - Programmable sprinkler system

## 2025

### ❖ Main House

- Kitchen renovation
  - New backsplash with 1x3" white porcelain tile; new quartz countertops
  - New sink and faucet; refinished cabinetry

### ❖ Exterior

- Installed pea gravel

### ❖ Systems

- Tankless water heater serviced and descaled

## 2024

### ❖ Main House Interior

- Bathroom — Full Renovation
  - Replaced tub with walk-in shower and frameless glass door
  - Enlarged window for increased natural light
  - New Bedrosians Sahara Matte Porcelain Tile (walls) and Hexagon Matte Porcelain Tile (floors)
  - New toilet, sink, faucet, vanity, and medicine cabinet by Anthropologie
- Fireplace
  - Professionally serviced and restored with a full chimney and flue sweep
  - Installed damper clamp and log lighter

### ❖ Guest House Interior

- Installed LVP flooring

### ❖ Exterior

- Installed concrete hardscaping in front of the guest house and near the utility closet

### ❖ Systems

- Fully replaced sewer lateral via trenchless pipe bursting
- French drains were installed around the guest house
- Installed 4.5 cu. ft. high-efficiency stackable smart front-load washer

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