

Improvements and Upgrades to 1245 and 1247 Hudson Avenue

- New kitchens with Sub Zero refrigerators, Bertazzoni stoves, Bosch dishwashers. Back porch sinks added.
- Bathrooms redone with new tile sinks, fixtures, and showers. 1247 has a new tub.
- All hardwood floors refinished. 1245 added matching hardwood flooring in kitchen.
- Cement path to 1245 new entry to front door from front walk. New gates on front porch.
- Added redwood patio at rear of 1245. Double French doors at back of 1245 to access patio.
- Dog door added.
- Exterior motion sensing lighting to back yard.
- Added black chain link between 1245 & 1247 and neighbors with gate closing off driveway. Fencing around entire property. Gated access to rear yard.
- Removed white rock front landscaping and added grass and watering system.
- Added olive tree and 2 potato trees.
- Added 2 new citrus trees to rear yard.
- New cement driveway wider than existing to accommodate newer cars. Added drain system to rear yard.
- New rear stairs for 1247. New living room bookcase in 1247.
- New double-paned windows throughout, leaving 6 antique windows where appropriate.
- Added additional window at top of front door stairs 1247.
- Painted throughout, inside and outside.
- Added 1 walk-in closet to each unit.
- Added linen closet to 1245.
- Forced air heat and air conditioning to both units.
- All new electrical wiring and light fixtures. New plumbing throughout both units.
- Instant hot water in both kitchens.
- Backup generators for each unit.

- Cabinets in 1245 back bedroom and laundry room.
- Cabinets and closets in both laundry rooms.
- Window coverings throughout 1245. New light fixtures in bedroom and living room in 1245.
- Carport covering for 2 cars in front of garage.
- Workout mirror in garage.
- Ring doorbell system on both units.
- New redwood ground covering in front of 1245.
- Cable TV wiring throughout.
- Shelving in all storage closets.