

741 ROSECRANS, SAN DIEGO CA 92106

RECENT UPDATES & IMPROVEMENTS

\$1 MILLION + SPENT IN RENOVATIONS IN 2025 - 2026

EXTERIOR LANDSCAPE UPGRADES

- Sprinkler system: new digital sprinkler clock, replaced all sprinkler heads, fixed all sprinkler leaks, capped irrigation under turf
- Landscaping – front and back including removing several truck loads of dead trees & vegetation, removed 2 dead palm trees & trimmed all remaining palm trees
- Repaired landscape lighting
- Installed new artificial turf with pet-friendly sand under the turf
- Installed new mulch throughout yard landscaping
- Installed river rocks around the house perimeter in front yard to prevent soil from touching the house

GATES & FENCES

- Replaced intercom system with state of the art digital intercom with camera & door bell by the pedestrian and driveway gates
- Installed new mechanical weatherproof keyless locks on front & back pedestrian gates
- Installed ring doorbell at back gate
- Repaired the driveway gate
- Refinished all wrought iron gates, fences, rotunda, stairs, railings, and balconies
- Installed Knox Box on front wall by pedestrian gate - inspected by San Diego Fire Department
- Installed new mailbox

PATIO DECK

- Refinished teak stairs
- Replaced 8 custom laminated glass patio tiles with new ones
- Cleaned & refinished the travertine balusters, railing, & columns in front and backyard

POOL, SPA & SAUNA

- Replastered entire pool & spa
- Retiled pool & spa edge
- Updated coping to travertine & sealed coping
- Replaced pool & spa pumps & installed new remote pool & spa control system
- Changed pool & spa lights
- Installed pool cleaner & surface skimmer
- Deep cleaned & serviced the sauna

GARAGE

- Installed 2 new garage door openers with smartphone control
- Installed wifi boosters
- Performed fire sprinkler & alarm maintenance on system located in garage
- Installed whole house auto shut off water flow system to prevent leaks & flooding

ROOF & ELECTRICAL

- Inspected & all broken tiles repaired
- Installed new light fixtures on entry posts by front gates
- Replaced custom decorative glass light cover and fixture in the rotunda floor
- All light bulbs throughout home changed to LED energy saving lightbulbs
- New Nest Thermostat

PEST & TERMITE CONTROL

- Full house tenting termite treatment
- Sealed the attic space to prevent future pest access

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ENTRY WAY

- Repaired broken glass in entry door
- Installed new digital alarm panel
- Cleaned slate stone floors throughout the home
- Custom faux painted wall

LIVING ROOM & LIBRARY

- Repaired large glass sliding doors & changed all the rollers
- Serviced & cleaned the fireplace chimney
- Refinished wrought iron balcony railings
- Installed Sonos sound system with multiple zones throughout the house
- Repaired all valances
- New custom size rug
- Custom faux painted walls
- Installed custom bookshelves with lighting in the library
- Repaired library glass sliding doors
- Cleaned slate stone floors

KITCHEN & DINING ROOM

- Installed new Brizo water filtration system
- Installed new Brizo faucets at main sink & bar sink
- New Hunter Douglas window coverings
- Repaired all valances
- Changed all cabinet hardware to soft close system
- Replaced wine cooler
- Repaired ice maker
- Cleaned & refreshed window planter
- Repaired gas cooktop
- Installed custom mirror & frame in dining room
- Cleaned travertine columns & buffet countertops
- Changed buffet cabinet hardware to soft close system

PRIMARY BEDROOM & BATHROOM

- Installed new Hunter Douglas window coverings
- New digital alarm panel & intercom system
- Custom painted walls, ceiling & new baseboards
- Repaired sliding doors to bedroom
- Installed new television
- Installed new cabinets & hardware in bathroom
- Installed custom marble countertops & backsplash
- Installed new mirrors & frames
- Installed new sinks & Brizo sink faucets
- Installed Newport Brass shower trim
- Replaced all shower valves
- Installed new freestanding bathtub with Brizo tub faucet
- Installed new marble flooring with crema marfil decorative inserts
- Polished & sealed the shower stone
- Installed new toilet
- Replaced electrical outlets
- Changed all cabinet hardware in primary closet with soft close system
- Fixed all glass drawers
- Installed digital safe in the cabinet

MEDIA ROOM

- Installed new television
- Installed new beverage refrigerator
- Reupholstered valances
- Painted soffits to match the walls

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GUEST BEDROOM 1 - UPSTAIRS

- Repaired window coverings
- Repaired closet doors
- Changed all cabinet hardware with soft close system

GUEST BEDROOM 2 - DOWNSTAIRS

- Installed new sconces
- Repaired window coverings & sliding doors
- Changed all cabinet hardware with soft close system
- Installed new television

GUEST BEDROOM 3 - DOWNSTAIRS

- Installed new closet cabinets
- Repaired large glass sliding doors
- Custom painted walls, ceilings & baseboards
- Replaced all electrical switched & outlets
- Installed decorative window treatments

LAUNDRY ROOM

- Cleaned dryer vent
- Adjusted & repaired cabinet doors

GUEST BATHROOM - UPSTAIRS

- Installed new Hunter Douglas window coverings
- Changed all cabinet hardware with soft close system
- RegROUTED the shower stone floor & then cleaned and sealed the shower stone
- Repaired shower handle
- Replaced shower light fixture
- Installed new toilet seat
- Replaced sink stopper

GUEST BATHROOM - DOWNSTAIRS

- Removed all drywall for engineer review wh oconfirmed not load bearing for new door and no permit needed
- Relocated electrical & plumbing for new vanity
- Created new wall opening to the adjacent bedroom & installed new door
- Installed new vanity with marble counterotp & backsplash
- Installed new sinks & mirror
- Installed new light fixture & a new shower light fixture
- Installed new marble floor
- Cleaned & sealed the marble shower
- Installed new toilet seat
- Painted walls, ceiling & baseboards

POWDER ROOM

- Changed sink stopper
- Installed new toilet seat