

LIST OF UPGRADES

10007 DEBRA AVE, GRANADA HILLS, 91343

*ADU is permitted with its own separate address. Cert of Occupancy is in hand. ADU access is through the side gate next to the garage. Reach over the fence to unlatch it. Or you can use the interior garage door to access the side of the house

*New Plumbing (Pex plumbing)

*New electrical for ADU

*Brand new drain and sewer lines

*(2) brand new HVAC condensers *(2) brand new furnaces,

*new ducting throughout; Main House & ADU have separate HVAC systems

*new LVP flooring

*new recessed lighting

*remodeled spa style bathrooms

* All new kitchen with new cabinets, quartz counter tops, and soft closing drawers.

*There is storage on both sides of the 9' island

*Painted inside and out

*roof was upgraded with a weatherproof seal - provides 2 year warranty by the manufacturer

*Although the address shows as North Hills, This neighborhood is city of Granada Hills