

3613 Lankershim – Upgrades made in 2021 prior to purchase

- New hardwood floors
- New plumbing, electrical, & AC/heat ducting
- New doors and windows throughout
- New framing and insulation
- New Bertozzoni appliances
- New garage door
- New kitchen & bathroom faucets / hardware
 - Kitchen & bathroom counters are honed cesar stone + phylrich powder coated white hardware
- New deck
- New front fencing + landscaping w/ automatic irrigation & automatic low voltage lighting
- New retaining wall above pool
- New fence at top of property line (to regain the property line)
- New Sonos speakers throughout property
- Reconfigured home layout
 - Added TV den + full bath for second bedroom
- Lifted ceilings
- Installed skylights
- Custom main bedroom closet
- Full security system monitored by Eagle Home
- Doorbird system for package delivery
- Locked entry system to property
- Re-tiled and painted pool
- Added outdoor shower
- Full renovation of pool house
 - New framing insulation
 - Big slider w/ half bath
 - Custom shelving
 - Sonos + Ubiquiti Wifi support
 - Ravertine floors
 - Outdoor camera (pool security + child/pet safety)
 - Custom build cedar sauna attached

3613 Lankershim – Upgrades in 2021-2022 After Purchase

***The previous listing received 20+ offers in 2021 and final sales price going into escrow was \$1,822,000. At the time of purchase in 2021 Appraisal came in at \$2,000,000 we have a copy of that appraisal report. During Inspections it was found that the existing pool at the time had major cracks and needed to be drained and completely re-done. The seller issued a \$272,000 credit for pool repairs and other repairs. The buyer (current owner) purchased the home and followed through with making all the necessary repairs and some substantial and additional upgrades.

July 31 2021, **SEWER REPAIRS**

LSP Plumbing will manually excavate approximately 20- 25 feet of dirt to replace existing 4” sewer line in backyard that is located underneath the wooden deck. CUSTOMER IS RESPONSIBLE FOR REMOVING WOODEN DECK BEFORE WE COMMENCE ANY WORK AND WILL ALSO RE-INSTALL SAID WOODEN FENCE AFTER WE COMPLETE INSTALLATION OF 4” SEWER LINE.

2. LSP Plumbing will replace existing 4” sewer line with brand new 4” ABS material, along with all proper fittings due to section of pipe not having the proper slope and holding too much water.

3. LSP Plumbing will compact dirt and pressure test the line for leaks and proper slope before backfilling.

4. LSP Plumbing will also rehabilitate the 6” clay sewer lateral line using trenchless technology (Liner) all the way to the city saddle due to offset/ broken section and heavy root intrusion at the end of the line.

5. LSP Plumbing will saw cut concrete on the left entrance of the driveway, break concrete and dig down to pipe approximately 6- 6 1/2 feet deep and install the liner from that open access point.

6. LSP Plumbing will backfill and compact dirt, repour concrete rough patch and install metal clean-out box for future maintenance.

March 17, 2022 **POOL REMODEL/REPAIR**

1. Pool 12x30 was completely re-done with permits and depth was reduced to 7 feet at the deepest part of the pool.
2. New pool tiles, new pool deck / travertine, pebble tech finish, new drainage and new equipment.
3. Pool is set up with an upgraded mineral water system
4. Work was done with permits with L.A. city.

Dec 2, 2024 **Pool House Repairs**

1. 12-foot trench around the entire pool house, a new C-drain and perforated drain pipe installed.
2. New rock/pebbles placed in trench and the soil put back
3. The pool house was water proofed during this process.