

13800 ASTORIA ST

SYLMAR, CALIFORNIA | HOME IMPROVEMENTS & UPGRADES

MAJOR SYSTEMS & EFFICIENCY	INTERIOR IMPROVEMENTS
• Brand-new shingle roof - 2021 • Copper plumbing - 2021 • Electrical panel upgraded to 220 volts - 2021 • 34 solar panels installed - 2021 • HVAC serviced - 2021 • Smart home system installed - 2021 • Water filtration system - 2023 • Electric car charger installed - 2023 • Tankless water heater - 2026 • Burglar alarm system - 2026 (approx. \$150 every 3 months)	• Waterproof laminate bedroom flooring - 2021 • Italian tile flooring in living room - 2021 • Recessed lighting throughout - 2021 • All interior doors replaced - 2021 • All closet doors replaced - 2021 • Brand-new sliding doors - 2021 • Custom cabinetry throughout the home • Interior & exterior Yamaha surround-sound speakers • Marble fireplace - 2021 • Fireplace updated - 2023 • Entire home repainted - 2025 • Custom curtains for living room & bedroom sliding doors - 2026 • Main entry door replaced - 2021
KITCHEN	EXTERIOR & HARDSCAPE
• Full kitchen remodel - 2021 • Quartz countertops • Custom kitchen cabinetry • Kitchen windows replaced - 2021 • Italian tile flooring - 2021	• Block wall installed along south side - 2021 • Front of property leveled & pavers installed - 2023 • Exterior pavers sealed - 2023 • Iron gate installed - 2023 • Front & rear concrete redone - 2026 • Exterior drainage system installed - 2026
BATHROOMS	POOL & OUTDOOR LIVING
• All bathrooms fully remodeled - 2021	• Pool motor & saltwater system - 2021 • Pool tile & coping redone - 2026 • Solar-powered gazebo installed - 2026

Improvements and installation years are based on seller-provided information. Buyers should independently verify all improvements, permits, systems, and specifications.