

23525 Leyte Dr



Recent Property Upgrades 2024 - 2026 Over \$300k Invested

- Exterior:
 - Upgraded to 200 amp electrical panel
 - New Owen's Corning roof
 - Rain gutters that drain into an underground French drainage system
 - Landscaping & landscape lighting
 - House/porch lighting
 - Fresh paint
 - Sprinkler system
 - Garage door and opener
 - Trex back deck
- Interior (all):
 - Added AC with all new ducting
 - Complete repipe including water, gas lines, vents and drains
 - Replaced Water heater
 - All new double paned vinyl windows
 - Slider doors to backyard



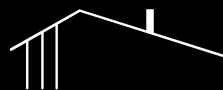
Pamela Punzalan

DRE# 02042968

REALTOR®

M: 310.344.1475

Pam@PamelaPunzalan.com



PUNZALAN
PROPERTIES GROUP

COMPASS

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- Interior (all), continued:
 - All new interior doors and hardware
 - Recessed lighting and light fixtures
 - Original refinished white oak hardwood floors on 2nd floor, stairs, and living room
 - Installed new white oak hardwood floors in lower bedrooms, kitchen and dining area
 - Upgraded electrical outlets and switches
 - Fresh paint
- Living Room:
 - Marble surround on fireplace
 - Curved wall niche
 - Curved entrance into kitchen
- Kitchen:
 - Soft close custom cabinets
 - Mont Blanc Quartzite countertops
 - Zellige tile backsplash
 - High end GE Cafe appliance package, including a 36" 6 burner professional range
 - Bosch dishwasher
 - Beverage fridge
 - Kitchen sink, faucet and pot filler
 - Rejuvenation and Pfister fixtures/hardware
 - Garbage disposal
- Bedrooms:
 - Closet doors
- Bathrooms:
 - Vanities with marble countertops
 - Signature Hardware and Kohler faucets/fixtures
 - Vanity mirrors
 - Zellige & Bedrosians floor and shower/tub tile
- Garage:
 - LG washer and Dryer
 - Finished with drywall and paint
 - Recessed lighting
 - Epoxy flooring