



PROPERTY IMPROVEMENTS

28975 LOTUSGARDEN DRIVE

CANYON COUNTRY, CA 91387

4

BEDROOMS

3

BATHROOMS

2,176

APPROX. SQ FT

RV

GATED ACCESS

INTERIOR + DESIGN

- Acoustic ceilings removed; walls floated and smoothed with bullnose corners added
- New upstairs flooring and new stair treads
- Chocolate-stained polished concrete floors with a matte finish
- Recessed lighting, new chandeliers and new ceiling fans throughout
- New interior doors and frames
- Interior painted with extensive caulking and sealing
- Fireplace rebuilt from the studs with new framing where needed
- Custom dog den created beneath the staircase
- New baseboards installed; select finishing work may remain

KITCHEN + BATHS

- Kitchen drop ceiling removed and ceiling height raised
- Full kitchen remodel with new cabinets, countertops, sink, disposal, oven and dishwasher
- Pantry added and cabinets wired for under-cabinet lighting
- New bathroom vanities and toilets
- New pocket door installed in the upstairs bathroom

SYSTEMS + COMFORT

- Plumbing replaced throughout approximately three-quarters of the home
- Individual water shutoff valves added for appliances
- Whole-house fan and new insulation throughout
- New electrical outlets and switches throughout
- Air-conditioning system serviced and Google Nest smart-home features added
- Two new windows in the upstairs bedroom and downstairs dining area
- Exterior sunshades added for the two new windows
- New fire-rated door installed between the home and garage

EXTERIOR + UTILITY

- Exterior freshly painted
- Gated RV access with a dedicated 220-volt trailer connection
- Wall behind dishwasher pre-plumbed for a future outdoor kitchen



REBUILT FIREPLACE + DESIGN



FULL KITCHEN REMODEL



GATED RV ACCESS + 220V

ALEX HOLLANDER

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