



SUZZI KOENIG-BROWN

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DRE 02142536

2024-2025 Chairman's Circle Gold | Top 3%
2025-2027 VCCAR Board of Director
2025 YPN Chair
Seller Representative Specialist (SRS®) Designation
Accredited Buyer Representative (ABR®) Designation



**BERKSHIRE
HATHAWAY**
HOMESERVICES

CALIFORNIA
PROPERTIES

List of Home Details and Improvements | 170 Hillhaven

HOME DETAILS

- Purchased in 2010
- Made approximately \$500,000-600,000 in improvements
- Central heat and air conditioning
- Red oak floors on entry floor, hallway, and stairs
- Crown molding throughout • Chic improvements throughout
- Skylight in kitchen
- Lower-level space perfect for additional entertaining, office, additional bedroom (¾ bath attached), playroom, or den
- Lower-level space has chic bar area with dual temperature refrigerator (68/35 degrees)
- Multiple ocean views (backyard and 2nd floor)
- Custom shades throughout entry level
- Vinyl, dual-paned windows throughout the home
- 220 volt plugs by spa and in garage for car charger

HOME IMPROVEMENTS

In 2010:

- Replaced furnace
- Install air conditioner
- Performed asbestos abatement & installed new ducting throughout home

In 2018:

- Installed east fence (shared) & south fence
- Installed 12 units of solar panels on upper roof (25-year lease with Vivint/Sunrun, \$180-200/mo plus SCE grid-power credits)

In 2019:

- Remodeled kitchen including cabinets, flooring, sink, floating shelves, quartz counter, ceramic tile floors, new plumbing, appliances & plumbing (\$100,000)
- Added sunroom (\$20,000)

In 2020:

- Installed overhang above garage side door & installed porch light with sensor
- Upgraded concrete around home (widened driveway from 14 ft to 27 ft, widened pathways around home, installed new front porch & steps (\$40,000)



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In 2020 (continued):

- Installed backyard deck (\$1500)
- Installed front porch and rose garden fountains (\$4000)
- Painted exterior of home & replaced any damaged wood (\$20,000)
- Landscaped front and back yards with new irrigation, drip systems, 12 raised garden beds, 15 fruit trees, 40 rose trees & bushes (\$25,000)
- Installed spa with dedicated circuit (60 amps; \$25,000)
- Garage door replaced (\$5,000)
- Installed custom designed, steel framed front door, interior & exterior rails, and home address numbers installed (\$20,000)

In 2021:

- Installed west and south fences
- Installed EV car charger with 60-amp dedicated circuit in garage

In 2022:

- Remodeled primary bathroom (\$40,000)

In 2024:

- Installed custom window treatments in living & dining rooms (\$10,000)
- Remodeled garage including epoxy floors, cabinets installed, electrical, paint (\$30,000)
- Remodeled bathroom by den (\$40,000)

In 2025:

- Installed additional 8 units of solar panel above kitchen
- Remodeled upstairs bathroom in hallway (\$40,000)
- Installed custom awnings off back windows
- Remodeled sunroom including flooring, ceiling, sliding door, & roof
- Remodeled den, installed wet bar & new hardware with dual-temp refrigerator (lower den off sunroom)
- Installed low voltage uplighting for pathways and flower beds (in back; \$7000)

In 2026:

- Completed breakfast nook (\$5000)
- Installed custom awning on rear windows (\$1500)