

429–431 N. Norton Avenue

Property Improvements & Upgrades

Improvements completed since 2014

Major Systems & Structural Improvements

- **New Roof (2025):** Complete roof replacement with city permit.
- **Foundation & Seismic Retrofit (2018):** Foundation improvements, installation of additional support posts, concrete and pilings, cripple-wall bracing, and foundation bolting on all sides.
- **Plumbing (2022):** New ABS drain lines installed beneath both residences, extending to the front gate.
- **Tankless Water Heaters (2024):** Two new Takagi tankless water heaters, one serving each residence.
- **HVAC Systems (#429-2018 & #431-2016):** New heating and air conditioning systems for both residences, each with a rooftop 3-ton condenser.
- **Windows:** Dual-pane windows installed throughout both residences, replacing the original wood-framed windows.
- **Garages:** New garage doors with remote openers. Two additional parking spaces on the driveway in front of the garages.

429 N. Norton Avenue — Extensive Interior Remodel (2018)

Floor Plan Reconfiguration

- Comprehensive redesign creating a more functional, open-concept living environment.
- Spacious pantry with double doors.
- Primary bedroom suite with en suite bathroom and custom closets.

Interior Finishes & Improvements

- New maple hardwood flooring throughout, excluding bathrooms.
- Recessed LED lighting installed throughout.
- Two tubular skylights provide additional natural light to the kitchen/dining area and hallway bathroom.
- Additional exterior side door with new steps to the private side walkway, providing convenient access from the rear garage.

431 N. Norton Avenue — Interior Remodel (2016)

- Kitchen and dining room wall opened with an attractive arched pass-through and breakfast bar with seating.

- Tubular skylight added to the interior bathroom, introducing natural light.
- Recessed lighting installed throughout.
- Extensive soundproofing improvements between the two residences, including heavy acoustic insulation and new drywall extending from the rear bedrooms through the hallway, kitchen, and dining area.

Additional Improvements — Both Residences

- Kitchen ventilation hoods installed in both residences.
- Reverse osmosis water filtration systems installed in both residences.

Exterior & Outdoor Improvements

- Separate private patios for each unit.
- New metal railings and gates.
- Raised succulent garden.
- New concrete driveway and walkway section (2023).

Appliances & Equipment (2023–2026)

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- Samsung refrigerator (2026)
- LG washing machine (2025)
- Samsung microwave (2025)
- Bosch dishwasher (2024)

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- InSinkErator garbage disposal (2026)
- GE dishwasher