

5353 Hidalgo St.

Investments in Home Improvements | 2024-2026

Improvement	Details	Investment
Primary Bathroom	Restoration Hardware cabinets and counter, Delta fixtures, stone resin tub, Toto washlet and toilet, mirrors, shower with built-in bench, tile, sconce, chandelier, window, Schluter waterproofing system	\$50,000
Kitchen	Custom vent hood, ZLINE vent, Bosch 800 Series dishwasher, Samsung smart double oven, Bedrosians tile, island pendant lights, Delta faucet, cabinet hardware, corrected dishwasher drain-hose and high loop	\$12,000
Landscaping and Sprinkler System		\$5,700
Primary Bedroom Flooring		\$3,500
Painting		\$3,000
Upstairs Bathrooms	Vanity, Delta faucets and fixtures, updated plumbing fittings and valves, Visual Comfort light fixtures, cabinet hardware	\$3,000
Powder Rooms	Delta faucets and fixtures, updated plumbing fittings, Visual Comfort light fixture, wallpaper, mirror, cabinet hardware	\$2,000
HVAC	Condenser fan motor and capacitor replacement	\$1,250
Smart Home Technology	Google Nest smart thermostat, Ring home security system	\$1,000
Deck Repairs and Painting		\$1,000
Miscellaneous	Carpets, tile repair, fan/lighting units, beverage cooler, carbon monoxide alarms, automatic dawn-to-dusk outdoor lightbulbs, AC vent registers, outlet covers, garage Z-bearing rollers	\$2,750

TOTAL INVESTMENT

\$85,200