

# 579 Anderson

STYLISH AND CONTEMPORARY BERNAL HEIGHTS SINGLE FAMILY HOME

## LIST OF IMPROVEMENTS

### 2014-2018 SELLER UPGRADES

#### GENERAL

Refinished hardwood floors  
New honeycomb blinds in all bedrooms  
New Simplisafe security system  
New Nest thermostat  
Painted interior walls, doors and trim

#### LIVING ROOM/DINING ROOM

New Yamaha receiver to in-ceiling speakers  
Installed Engblad & Co "Terrazzo" wallpaper  
New Kartell dining room light fixture

#### FAMILY ROOM

Installed floating aluminum bookshelves

#### MASTER BEDROOM

New Modern Fan Co ceiling fan  
New George Kovacs wall sconces  
Installed House of Hackney "Palmeral" wallpaper

#### EXTERIOR

Planted Chinese Elm in front of house  
Designed and installed landscaping & irrigation by Cobble & Forge  
Planted lemon and pomegranate trees  
Refinished decks  
Painted exterior rear siding  
Installed Fireclay Hexite tiles in front entryway

#### GARAGE

New high voltage EV charging station

### 2014 FULL RENOVATION

#### ELECTRICAL

Upgraded electrical throughout  
Upgraded subpanel  
New recessed light fixtures

#### SYSTEMS

New furnace  
New on-demand water heater  
New white oak hardwood floors  
New windows  
New walls, doors, ceilings

#### PLUMBING

Upgraded plumbing fixtures throughout

#### LIVING ROOM/ DINING ROOM

New Ortal gas fireplace with remote

#### KITCHEN

New Bertazzoni gas range  
New Bertazzoni hood  
New farmhouse sink  
New Bosch dishwasher  
New garbage disposal  
New microwave  
New Grohe gooseneck faucet  
New Carrera marble counters  
New Poggenpohl cabinetry  
New under cabinet lighting

#### BATHROOMS

New Italian ceramic tiles  
New Toto toilets  
New Duravit sinks  
New Grohe faucets  
New under vanity lighting

#### EXTERIOR & GARAGE

New garage door  
New Ipe wood decks and railings  
New siding and stucco



Proudly presented by Michael Minson and Danielle Lazier