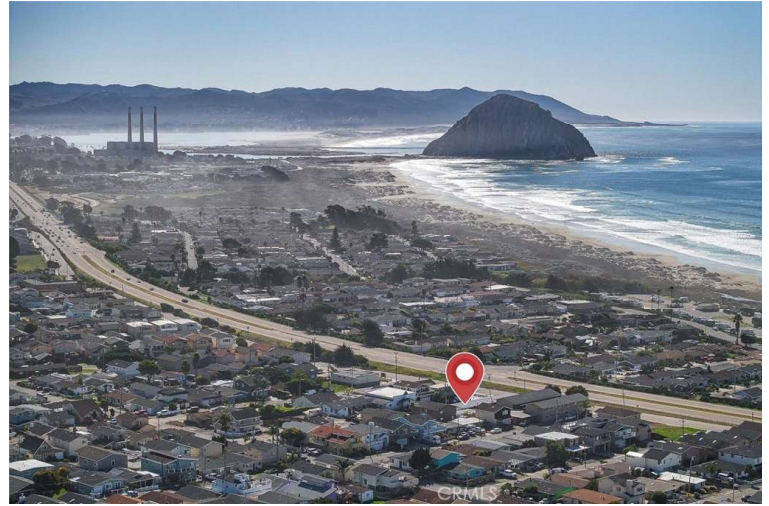


331 PANAY STREET, MORRO BAY CA



PROPERTY UPGRADES

- Renovated kitchen with painted wood cabinets, new hardware and beautiful hand poured epoxy countertops
- New shower surround & vanity in bathroom
- Plumbing: replaced shower faucet and valve, toilet & installed cleanout at main line and laundry line. Installed new drain lines for kitchen & shower
- Electrical: all new light fixtures inside and out, new electrical panel, interior outlets and switches, exterior outlets
- New luxury vinyl plank flooring
- Three new wall heaters
- New roof
- New gutters
- New windows, doors, interior & exterior trim
- Landscape: new landscape fabric, rock and pavers throughout (front yard entry path, back patio), new plantings, new white picket fence, new deck & patio cover
- New curtain drain along east and front of the house
- 8 x 15 wood storage shed - built to support a rooftop deck, check with the city for potential ADU conversion!
- 8 x 8 metal storage shed
- Interior & exterior paint

**All information deemed reliable but not guaranteed. Buyer to verify all information.*