

**900 S CURSON AVE PROPERTY UPGRADES
2024 - 2026**

OVERALL BUILDING

- Roof Replacement
- Full Exterior Paint of Building including Trim
- 200A Electrical Main Panel
- 100A Electrical Sub Panels
- Smart Water Shut Off Valve
- Chimney Cap Replacement & Cleaning
- Landscaping & Drip Irrigation System
- New Smoke & CO2 Detectors

UPSTAIRS UNIT (900 S Curson)

- 4-ton HVAC Heat Pump & Central Ducting (Heat/AC)
- New Tankless Water Heater
- 23x New Double Pane Windows
- All New Plumbing (Water & Gas Lines) with dedicated shut off valves
- Custom Arched Doorways in Dining Room & Kitchen
- Original Hardwood Floors Refinished
- Full Kitchen Remodel with Waterfall Center Island, Custom Hood Enclosure, Pot-filler, Brand New Stainless-Steel Appliances
- Full Master Bathroom Remodel with Dual Sinks, Freestanding Tub, Walk-In Rain Shower, Smart Toilet & Bidet, Designer Spanish Tile
- Full Guest Bathroom Remodel
- Laundry Room Remodel & Custom Cabinetry
- New Recessed Lighting & Wall Sconces Throughout
- Refinished Fireplace
- New Interior Paint Throughout
- Balcony Floor Refinish
- Custom Limewash Living Room Paint

DOWNSTAIRS UNIT (902 S Curson)

- 80k BTU Heating Furnace & Central Ducting
- 40 Gal Gas Water Heater