

Upgrade List:

- 2022 Solar panels and battery (covers costs for the house)
 - The chimney shaft restored, wood burning fireplace.
 - Doubled terrace deck and added a fitted bench and pavilion.
 - New metal fence. Moved across from street to central location across the patio from front door.
 - New custom double gate.
 - New fruit trees on street side(lemon, Mandarine, lime, magnolia.
 - Added electrical lighting and timer on street side and inside patio wall.
 - Built 2 big planters in patio corners and fitted bench. Extended patio to the east.
 - New terracing/landscaping and stairs leading to the back yard. Added Japanese maples and wax leaves on the way down.
 - Terracing on lower floor.
 - New lawn with net against moles.
 - Planted wax leaves all along wooden fence to grow tall green fence.
 - Planted mango and avocado trees as well as apricots and grapefruit trees.
 - Built a fitted bench with custom tiles around a big corner planter with an olive tree. Added outlets for music or so.
- (all trees are planted to 4/5 years ago and will look amazing ones they reach heights)
- Big passion fruit vine carries lots of fruit on the façade.
 - Extended house with our main bedroom and bathroom under the existing part of the deck. 3 new caissons support the house on the garden side. Street side is sitting on the rock.
 - planted hops hedge and plumbago outside the main bedroom.
 - Built a new floor and steps outside the laundry room.
 - 1 bathroom(yellow) : new toilet , new water heater.
 - Laundry room, new washer and dryer.
 - 2 bath b/y: new faucets in shower and tub
 - Had roof checked and fixed.
 - Rebuild roof over kitchen balcony
 - Kitchen: new fridge, oven, dishwasher.
 - Updated alarm system
 - New filters in Ac system
 - New smart heating controller
 - New irrigation with smart irrigation controller

- Added strong electrical outlet on the garden wall for future pool
- All windows except two were fixed but need upkeep.
- Built a piece of wall by the trash bins on the street side, where there was only wood to visually connect the area with the rest of the lot.