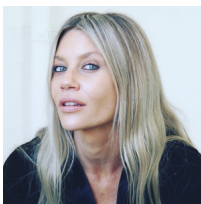


1955 N Garfield Upgrades and Features



- New Roof 2021
- New Garage roof 2025
- All copper plumbing
- New HVAC 2023
- New upper grade double pane thermal windows in living room, bedrooms, bathroom
- Original windows lovingly restored and re-gasketed
- Tankless water heater
- Sprinkler system
- New gas line to fireplace 2021 with seismic shutoff
- Camera security system and alarm
- keyless entry to home and garage
- 2021-2024 drainage to sewer plumbing replaced from kitchen to main
- Updated electric
- Hardwood floors refinished 2021
- Meyer lemon, key lime, ruby red grapefruit trees, variety of herbs, dryscaping
- Pergola deck
- Spa with custom seating and storage
- New designer tilework on front and back porches
- Freshly painted interior & exterior
- Lighting dimmers throughout
- Stainless steel appliances



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1Neither Seller nor Listing Agents guarantee any facts or figures, including but not limited to permits, school district, rentability, bed/bath count & square footage. Buyer to investigate ALL matters concerning the property to satisfy self & make any offer dependent solely on their own findings.