

710 BERNARD ST. UNIT #3 ECHO PARK, CA 90012

UPGRADES & FEATURES

- **ROOF:** 2-3 years old, composition
- **MAIN WATER LINE:** copper
- **PIPES:** 100% copper pipes
- **SEWER LINE:** new cast iron installed 2018
- **WASTE LINES:** all exposed waste lines replaced 2018
- **ELECTRICAL:** new plugs and GFCI's installed 2018
- **EXTERIOR PAINT:** new custom paint 2018
- **WINDOWS:** new dual pane windows 2018
- **EXTERIOR LIGHT FIXTURES:** all new 2018
- **EARTHQUAKE/SOFT-STORY RETROFIT:** to be completed by seller with sale

INTERIOR UPGRADES:

- New smooth plaster interior walls with custom interior paint
- New bamboo flooring and molding
- New custom light fixtures
- Central HVAC
- New door hardware
- New closet doors

BATHROOM UPGRADES:

- Resurfaced bathtubs & shower enclosures
- New matte black faucet/fixtures
- New matte black sink faucet
- New vanity mirrors
- New penny tiled floors
- New low-flow toilet
- New custom light fixtures

KITCHEN UPGRADES:

- Refinished original kitchen cabinets with new quartz countertops
- New stainless steel kitchen sink, faucet and garbage disposal
- Original commercial size stainless steel hood fan

ADDITIONAL UNIT FEATURES:

- Master suite with en-suite bath
- Two balconies off the master suite & living room
- Views of DTLA
- Private storage room off garage, and in-unit laundry room
- Two total parking spaces: one private single car garages and one covered parking space
- Community patio and picnic area