

# 712 BERNARD ST. UNIT #4 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 flooring and molding
- New custom light fixtures
- New wall A/C and Heat units in each room
- New interior doors and door knobs
- New closet doors

### **BATHROOM UPGRADES:**

- New tubs, tiled shower enclosures, and matte black fixtures
- New bath vanities with matte black sink faucets
- New vanity mirrors
- New penny tiled floors
- New low-flow toilets
- New custom light fixtures

### **KITCHEN UPGRADES:**

- New cabinets and quartz countertops
- New matte black granite sink & faucet
- New garbage disposal
- New hood fan

### **ADDITIONAL UNIT FEATURES:**

- Master suite with en-suite bath
- Balcony off the master suite
- Dual entry
- Views of DTLA
- Private storage room and laundry room
- Two total parking spaces: one private single car garage and one covered parking space
- Community patio and picnic area