

# BREATHTAKING SPANISH FLATS IN THE HEART OF SILVERLAKE

3200-3206 LARISSA DRIVE | LOS ANGELES, CALIFORNIA 90026

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## UPGRADES & FEATURES

- \* **WHITE OAK FLOORS**
- \* **QUARTZ COUNTERTOPS**
- \* **ARTO TILE IN BATHROOMS AND ENTRYWAY**
- \* **SMOOTH STUCCO SHOWERS**
- \* **IPE HARDWOOD DECKS**
- \* **CLÉ TILE KITCHEN BACKSPLASH**
- \* **LOCALLY SOURCED ARTISAN LIGHT FIXTURES**
- \* **GRAND ENTRANCE WITH ARTISAN HANDMADE TITLES**
- \* **CUSTOM WROUGHT IRON RAILINGS/JULIET BALCONIES**
- \* **NEW FIBERGLASS WINDOWS**
- \* **NEW EXTERIOR STUCCO**
- \* **NEW COPPER & PEX PLUMBING**
- \* **NEW GAS LINES**
- \* **NEW SEWER LINE**
- \* **NEW ELECTRICAL**
- \* **NEW CORK UNDERLAYMENT BENEATH FLOORING**
- \* **NEW TANKLESS HOT WATER HEATERS**
- \* **NEW MINI SPLIT A/C AND HEAT**
- \* **NEW APPLIANCES**
- \* **FOUNDATION RETROFIT & REPAIRS COMPLETED BY FOUNDATION WORKS IN 2019**
- \* **ROOF WAS REPLACED, 3-4 YEARS AGO BY PRIOR OWNER**
- \* **TERMITE CLEARANCE TO BE PROVIDED**
- \* **FRENCH DRAIN INSTALLED**