63 Madera Avenue

Property Features and Improvements

Major Systems and Energy Improvements

• Central air conditioning installed in 2015.

• New furnace, attic ductwork, air sealing, sanitization, and approximately 16 inches of blown-in attic insulation completed in September 2024.

• Radiant barrier added in the attic in September 2024 to help reduce heat transfer and HVAC workload.

• Updated electrical panel in July 2015.

• Earthquake-secured 40-gallon gas water heater with leak tray installed in August 2022.

• Composite roof installed in 2009.

Windows Flooring and Interior Finishes

• Triple-pane windows with sound-reduction and UV-protection glass, custom design, security locks, dual-opening operation, and easy-clean access installed in 2015.

• Three-panel wall-to-wall living room slider with triple-pane, sound-reduction, UV-protection glass installed in 2015.

• Natural strand bamboo flooring throughout, installed in 2015.

• Bedrooms and main living areas freshly painted; 5-inch accented baseboards added in 2026.

• Updated light switches and electrical outlets throughout, plus brushed nickel door hardware.

• Fiberglass insulated-core front door with deadbolt installed in 2026.

• Freshly painted brick, wood-burning fireplace and updated dimmable living and dining room light fixtures with remote control.

Kitchen and Breakfast Nook

• Freshly painted walls, ceiling, and original custom cabinets, including cabinet interiors.

• Brushed nickel sink faucet, garbage disposal, and light fixtures installed in 2026.

• Deep storage above the washer and dryer, plus pantry storage behind a privacy door.

• Kitchen utility door with deadbolt provides convenient side-yard access.

• Matching breakfast nook table is included.

Bathrooms

• Both bathrooms updated in 2021 with new countertops, custom tile work, storage, and brushed nickel finishes.

• Primary bath includes a new vanity and mirror, custom built-in storage, added HVAC vent, and an extra-spacious marble-tiled walk-in shower with floor-to-ceiling tile, recessed niche, and glass sliding door.

• Guest bath includes freshly painted cabinetry, reglazed bathtub, floor-to-ceiling custom shower tile, updated tub faucet and shower head, custom built-in storage, and an added HVAC vent.

Garage and Storage

• Drywall on all four walls with fresh paint and updated overhead lighting.

• Built-in workbench with closed cabinets, drawers, and concealed pegboard, plus additional wood cabinets and ample attic storage.

• Utility clean-up sink and electric-vehicle charging outlet.

• Genie garage door opener with outside keypad is included and ready for installation.

Exterior and Backyard

• Large, open backyard with potential for an accessory dwelling unit, subject to buyer investigation and applicable approvals.

• Wide-gate access from Victoria Avenue for RV, trailer, or boat storage.

• Updated concrete patio with space for entertaining or a future spa.

• Fruit-bearing trees include orange, navel orange, lemon, Meyer lemon, two Fuyu persimmon, and American persimmon trees.

• Fresh exterior paint, new mulch around trees and shrubs, and a new privacy wood extension on the shared fence completed in May 2026.

Included Appliances and Materials

• Frigidaire refrigerator (2023).

• GE gas range and oven (2010).

• Whirlpool washer and electric dryer (2013).

• Remaining renovation materials for possible future use, including paint, flooring, baseboards, bathroom tile, and garage-fixture light bulbs.

Information and improvement dates were provided by the seller and are believed to be accurate but are not guaranteed. Buyer is advised to independently verify all property details, permits, condition, measurements, included items, and potential uses.