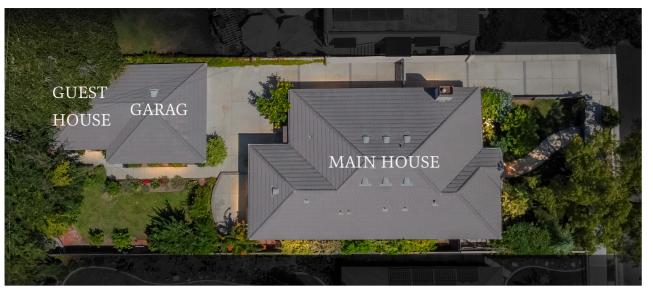
## 119 N. El Nido Ave, Monrovia, CA 91016



## **Upgraded List**

## **Property Highlights**

Built in 1959, Renovated 1971
Updated 2000-2017
Main house is 1,837 square feet, 3 BR/ 2 BA
Guest suite 270 square feet, 1 BR/ 1BA
Guest house has permit certificate
Oversized detached 2-car garage
Main+ Guest Living area: 2,107 square feet

Ten years old roof
Whole house water softener (Halo)2018 .10 years warranty
New sprinkler valve and system 2018. 10 year warranty
Newly replaced main sewer line pipes using pipe burst method 2018, 25 year warranty.
Insertion of a Fiberglass line inside the existing pipe diameter from the property line to the street line.
Newly replaced galvanized main water line pipes with copper line (L-Copper) ,25 year warranty.
New(Pro plus Zoelle) sump pump for the back house 2020, 25 year warranty
Newly replace back house sewer line (35 feet using 4 "ABS and rerouted for future pool access .25y warranty.
New bathrooms shower glass doors 2018
New light fixtures in bedrooms
Three zone HVAC with new compressor 2019
Main/guest house wood floor 2018 .Solid European Oak, Artesian Mills, Colonial Collection.
New wall of windows in the master bedroom 2018 -New closets/custom organizer 2018.
Smoke/CO2 detectors throughout the houseActive ADT security system.
hree nest cameras, motion sensor lights.Nest doorbell.Yale keyless entry locks
New landscaping, plants/trees, fruits/citrus trees, two tranquil water fountains and a fence
Guest suite can be serves as an office, music studio, gym, bedroom etc