

UPDATED STRUCTURE & SYSTEMS

312 Maple Ave

MAJOR STRUCTURAL & EXTERIOR IMPROVEMENTS

- New foundation with 1-year transferable warranty
- Structural foundation upgrades, including replaced beams
- New perimeter fencing for added privacy and curb appeal
- Fresh sod for a lush, move-in-ready lawn
- Brand-new driveway for smooth access and updated exterior
- Expanded front porch (approximately double the original size)

MECHANICAL & SYSTEM UPGRADES

- Completely new plumbing system (all lines replaced + new main water line)
- New electrical system throughout
- New gas line
- New AC system with warranty
- New tank water heater (10-year warranty)

WINDOWS, DOORS & INSULATION

- All new energy-efficient windows
- All new exterior and interior doors
- Added insulation around front areas and in the primary suite for improved comfort

ADDITIONAL DETAILS

- New attic stairs for safer, easier attic access
- ALL new doors
- Updated restroom(s) with new cabinets, toilets, and countertops
- Updated restrooms include new tilework and tub/hardware

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Morad Fiki
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FEATURES AND UPGRADES

312 Maple Ave

INTERIOR & KITCHEN FEATURES

- Fully renovated interior — down to studs renovation
- New custom-built cabinets throughout
- New quartz countertops for a durable, high-end finish
- Pull-out spice rack for organized kitchen storage
- Updated kitchen with a ventless stove (plumbing in place if buyer prefers a vented option)
- Custom coffee bar for added storage and style

APPLIANCES & FIXTURES

- Whirlpool kitchen appliances
- New dishwasher for modern convenience
- New garbage disposer
- Kohler plumbing fixtures throughout
- Brand-new appliances with 1-year manufacturer warranties

NEARBY AMENITIES

- Memorial Park & Pasadena Veterans Memorial Stadium ≈5 min by car.
- Pasadena Memorial Water Park area – seasonal aquatic park and recreation area, ≈5–7 min by car.
- Strawberry Park – large city park with track, playgrounds and pool, ≈10 min by car.
- Strawberry Water Park – municipal water park with slides and lazy river, ≈10 min by car.
- Sycamore Grounds Coffee House – local coffee shop in a bungalow setting, short drive from the property.
- Walmart Supercenter – major grocery/general retail hub, ≈1.5–2 mi / short drive.

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