



\$375,000

46 Paloma Ave.
Salinas, CA 93905

- 3 bedroom, 1 bathroom, 1,158 sq. ft.
- Built in 1937
- 6,000 sq. ft. Lot
- **HUGE Attached 4 CAR GARAGE** with storage/workshop area in back. Perfect man cave (721 sq ft)
- **All Section 1 items already completed by Seller. All section 1 items completed by licensed contractor with city permits & final.**
- **Fumigation COMPLETED**
- ALL Section 1 item corrective work **COMPLETED** by licensed contractor approved with permits through city.

• **BRAND NEW ITEMS:**

30 year Fiberglass shingle Roof, Aluminum Gutters & Downspouts, Exterior and Interior paint, carpets and padding in living room/bedrooms/hallway, Tile floor in kitchen & bath, kitchen sink, kitchen faucets, garbage disposal, kitchen countertops, new software on newly refinished oak cabinetry, stainless steel gas range Stove/Oven, stove hood, tub and faucets, motorized fan vent in bath, bathroom vanity, bathroom sink, faucets in bath, light fixtures throughout, Sliding Door, Gas Fireplace Insert with blower, windows in bedrooms, vertical blind window coverings throughout.

- Beautifully landscaped backyard with lemon tree

OVER \$ 76,500 in REMODEL & REPAIRS HAVE ALREADY BEEN COMPLETED by SELLER!!

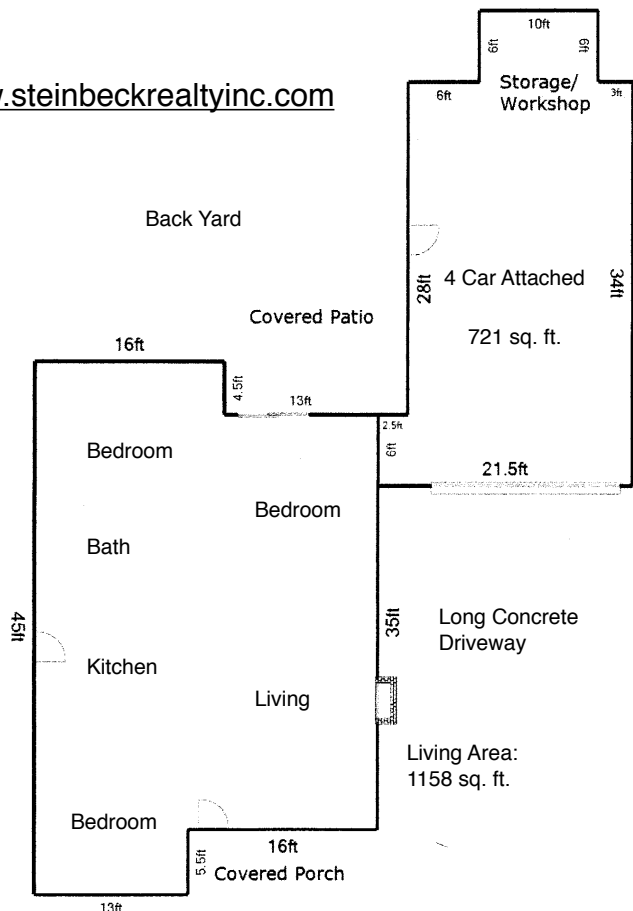


more photos at:

<http://www.mlslistings.com/property/ml81588109/46-paloma-ave-salinas-ca-93905>

or

www.steinbeckrealtyinc.com



For More Info Contact:

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*****Remodel & Repair Costs on Back of Page**

Fumigation by:	Western Exterminator Co.	TOTAL	\$ 1,783
Repairs completed by:	A&A Construction license # 949354	TOTAL	\$ 53,780
<u>New Roof</u>	\$ 18,760		
30 year fiberglass shingle new primed/painted galvanized nosing, pipe jacks, round vents, eyebrow vents. #30 lbs. felt			
<u>Repairs of Section 1 items as indicated from Western Exterminator Company report #7064029891</u>	\$ 7,640		
Dry rot repairs Termite damage repairs			
<u>New Roof Support Garage</u>	\$ 6,730		
<u>Garage Repairs</u>	\$ 3,835		
Dry rot repairs Termite damage repairs			
<u>House Repairs</u>	\$ 12,865		
Dry rot repairs in attics, ceiling roof structure, siding			
<u>New Roof Gutters</u>	\$ 1,975		
<u>New Gas Line for Fireplace Insert</u>	\$ 1,975		
Repairs completed:		TOTAL	\$ 8,500
Interior Painting Kitchen remodel bath remodel new tile kitchen new tile bathroom new rear patio door new outlets/switches house new light fixtures new stove hood new gas range stove new smoke detectors new vertical blind window coverings new kitchen cabinet software			
Water heater strapped new weatherstripping doors new side fence new carpets new padding new ceiling fan bathroom new vanity bathroom new toilet new sink kitchen/bath new faucets kitchen/bath new garbage disposal new windows new window screens			
New Carpets and Padding by:	Home Depot	TOTAL	\$ 1,615
New Fireplace insert by:	Coast Building products	TOTAL	\$ 2,805
New Gas Range Stove by:	Sears	TOTAL	\$ 998
Materials / Parts from:	San Lorenzo	TOTAL	\$ 3,710
	Home Depot	TOTAL	\$ 1,615
	Kelly Moore Paint	TOTAL	\$ 1,084
	Slakey Bros	TOTAL	\$ 437
Chimney Sweep/Cleaning by:	American Chimney Sweep	TOTAL	\$ 145
Cleaning by:	Maria Pelagio Cleaning Services	TOTAL	\$ 215

GRAND TOTAL \$ 76,687