

2636 Via Valdes - Supplements

*****180 degree Ocean views of Catalina Island, San Nicolas Island, Channel Islands & Malibu

*****Extensive remodel inside and out, including new interior and exterior paint

*****Extensive remodel to upgrade floor plan for **Open Concept** living area

*****2 fireplaces, one in living area and another in family area

*****Full house "Warmly Yours" radiant heat floor systems *including 7 separate* temperature control zones

*****Hardwood flooring throughout

*****Upgraded full house interior lights with recessed LED lighting and dimmers

******Custom motorized* Solar Window Shades in living and dining area

******Custom* built-in closet systems and upgraded closet doors

*****Upgraded interior doors and door hardware

*******Uber oversized** 2 car garage with **4 vehicle capacity** and room to spare for storage. There are an additional 2 closets in the garage.

******Custom* interior woodwork built and installed by a local police officer using classic dovetail construction.

- 1) *Custom* stair railing and bannisters
- 2) *Custom* cabinetry and bookshelves
- 3) *Custom* kitchen cabinetry. *Soft touch closing drawers*
- 4) Interior floor and door molding

*****Upgraded exterior windows and patio French Door to **Kolbe** brand windows and doors

*****Upgraded window coverings throughout

P2 2636 Via Valdes-Supplements

*****New bathrooms throughout with *custom* features

- 1) Ann Sacks Carrara Marble Tile
- 2) Alyce Edwards Tile
- 3) *Custom* glass shower enclosures and hardware
- 4) Restoraton Hardware vanities
- 5) Kohler plumbing fixtures and accessories
- 6) Master showerhead with built-in Bluetooth speaker system
- 7) Large soaking tub

*****High end kitchen appliances with Wi-Fi dishwasher & water filtration system

*****Contemporary overhead stainless steel range hood

*****Copper and ABS piping throughout

******Custom* laundry room with built-in ironing station & side by side washer/dryer hookups

*****Professionally designed landscape front and back with multiple patios

*****Large enclosed grass area for children and pets or for meditating & ocean gazing

*****Upgraded house to street sewer line with polyethylene sewer line-***Lifetime Warranty*** included by plumbing contractor

*****Adjacent to the Zumaya walking path

*****Highly rated Palos Verdes Unified School District

*****Walking distance to the Lunada Bay Plaza

*****Palos Verdes Estates recently deemed the best place to live in California

