

1041 Via Palestra- Lunada Bay

2017 Update

Interior

Master Bedroom

- Andersen sliding glass door & Window
- Custom Drapes with Black-out-curtain & Roman Shade
- Custom Closets With Double Pole System

Entry Door

- Custom Distressed Wood "Dutch-Door" By Cactus Custom Cabinets

Fireplace

- Custom Hand Painted Tile By Native Tile
- Vintage Oak Barn Timber Mantle
- Custom Plaster By Montelongo Plaster

Laundry Room

- Complete Remodel Down To The Studs
- White Lacquer Cabinets & Doors
- Had Scraped Black Walnut Countertops With "Bar-Top" Finish
- LG Washer & Dryer

Kitchen

- New Pantry With 1" Thick Maple Phenolic Plywood Shelves
- Fresh Paint
- New Ice Maker In Freezer

Media Room

- Custom Distressed Wood Doors By Cactus Cabinets
- New Ceiling Fan & Light
- Fresh Paint & Beam Refinishing

Plumbing

- Bar Area Plumbed & Sink Added For "Wet-Bar"

Sound System

- Surround Sound Speakers Installed In Media Room
- All Existing Speakers Re-wired

Exterior

Deck Addition/ Extension

- 177 Square Foot Deck Addition Off Of Master Bedroom
- Art Jury Approved
- Plans & Permits Per City Of PVE

Garage

- Sectional Garage Door By Ranch House Doors
- Side Mounted Motor With Exterior Keypad And Remotes
- New 6x14 Glue-Lam Header
- Double 2x6 Ceiling Joists
- Metal Connectors & Straps
- Andersen Window Replacement
- Drywall & Taping
- Walls, Ceiling & Joists Painted

Roof

- New Fascia Boards & Edge Metal
- New Underlayment At Gutter Perimeter
- New Gutters & Downspouts

Paint

- New Exterior Paint In June 2017
- Wood Staining For Garage Door & Gates

Foundation & Attic

- Foundation Access Upgraded
- Shear Wall Added To Stem Wall @ SW Wall
- R-19 Insulation Added Under House
- Misc. Metal Connectors Added to Extg. Framing

Plumbing

- Water Softener Installed SE Exterior Wall
- New "Clean-out" Installed South Side Yard
- Hot Water Tank Upgraded With Cleanout & Serviced

Miscellaneous

- New Stainless Steel Fire Ring Installed In The Fire Pit
- Flagstone Re-grouted
- New Mailbox

Sound System

- Dual Bose Speakers With Controller Added At Rear Deck
- Dual Bose Speakers With Controller Added At Side Yard