**List of Upgrades and Special Features**

# HOME & EXTERIOR FEATURES

* 3,373 SF (Assessor): Upper Level 2,497 SF; Lower Level 876 SF
* 4 Bedrooms / 5 Bathrooms
* Partial ocean views
* Custom built house, designed for low maintenance - Took 3 years to complete the house
* Hard wired smart security system with video camera doorbell entry
* Smart wire hardwired for sound system – connects to phone, computer, Wi-Fi
* Outdoor shower for surfers or beach goers to shower off before entering the house
* 34ft Saltwater lap pool with fountain and 6 person Jacuzzi
* Pool bath accessible from pool area
* Large covered 228sf deck off kitchen and living room
* Stainless steel built-in barbeque with warming drawer
* Electric 8 foot sliding gate to alley
* Security system with 8 cameras (6 exterior, 2 interior)
* House situated on a large, deep 9,492sf lot with 20 foot wide alley behind the house
* House is set back 65 feet from street
* 4-6 Guest parking spaces on-site
* Large 800 SF garage
* Additional 230 SF of Covered parking in back of house
* Smooth finished plaster throughout, boxed in eaves
* Entire house enclosed with 6-8 foot masonry block walls with electric gates – compound like
* Vapor barrier on concrete under house
* Lots of storage throughout house w/additional 200sf of finished concrete storage space under house
* All new custom drought tolerant landscaping entirely on drip system
* Custom landscape lighting
* 3 TVs and electronics Included

# INTERIOR - UPSTAIRS

* High-end kitchen appliances and imported Spanish high gloss laminate cabinets: Decor 6 burner/dual oven range, additional 3rd oven built-in with microwave and warming drawer; Built-in Viking Refrigerator; Bosch silence plus dishwasher
* Contemporary design utilizing white walls black floors with stainless steel appliances
* 40sf granite quartzite backsplash in upstairs kitchen with lighting under cabinets
* Appliance "garage" to hide coffee maker
* Black finished bamboo flooring upstairs kitchen
* Black Italian porcelain flooring
* 20 ft. long leather finish counter top in kitchen absolute black granite - 8 barstools included
* Master suite has high ceilings, fire place and a private enclosed patio with a fountain and zen garden
* Elegant master bath with dual sinks, soaking tub, and rain shower
* Custom designed walk-in closet with a place for everything
* 2 additional bedrooms with en-suite bathrooms on same level as master suite
* Beautiful laundry room with sink - Maytag washer and dryer included
* Western windows w/screens
* Central Air - 3 zones
* Intercom & monitors from front gate to 3 locations
* 11 skylights throughout the house for great natural lighting
* Hunter Douglas Blinds throughout the house

# INTERIOR - DOWNSTAIRS

* 300 bottle wine temperature controlled refrigerator
* Downstairs bathroom - No door "spa like" dual headed shower
* Full kitchen and living room downstairs - would also make a great in-law quarters
* Butler's pantry with cabinet storage space
* Surround sound "Man Cave"
* Granite countertops in downstairs kitchen/bar

# OTHER / EXTRA

* Designed for show furniture
* Art collection and furniture for sale
* Custom designed for owners large artwork pieces to be displayed