## Hill Section Remodeled Home – Panoramic Views **1829 Hillcrest Drive Hermosa Beach**

## **General Description:**

This Large Custom Remodeled Home, located in The Hermosa Hill Section is appointed with the Finest Materials and Finishes, offering the Elegant California Coastal Lifestyle with thoughtful Stylish Design and Quality. The Residence, which is located on an Over-Sized West Facing, Wider Lot, has Two Levels and a Huge Roof-Top Deck with Glass Wind Break Paneling, a Jacuzzi and Panoramic Palos Verdes to Malibu Ocean and Sunset Views. The property is Well Located on a Highly Desirable Family Street with Friendly Neighbors, Kids, Barbeques and Block Parties. This Home which is Perfect for a Growing Family is One-Block from an Elementary School and Close to Downtown Hermosa Beach, Near Restaurants, Shopping, The Oceanfront, Jogging Trails and Entertainment for Active Adults. It is also in proximity to several Shopping Malls, Movie Theaters, Freeways, the Airport and the Beach Bike Path which runs for Many Miles reaching to over Seven **Beach** Cities and Two Marinas.

	Square Footage:	2,261 sq. ft. (buyer to verify)
	Lot Size:	2,547 Sq. Ft (28' X 91')
	Bedrooms/Baths:	3 Bedrooms, 3 Bathrooms
Exterior Features:	<ul> <li>Large Main Floo</li> <li>Charming Privat</li> <li>Vinyl UV Resista</li> <li>Additional Balco</li> <li>Ring Motion Sen</li> <li>Wider West Faci</li> <li>Rooftop Solar Pa</li> <li>Tesla Power Wal</li> </ul>	Top Deck w/ Panoramic Palos Verdes to Malibu Ocean Views or Ocean View Entertainment Deck Adjoins the Living Area te Rear Yard with Gazebo, Fountain, Mature Trees and Flowers. ant Fencing Surrounding the Property ony off the Living Room Fronts the Entry Street asor Doorbell Camera System – Wi-Fi Controlled ing Lot with Lush Landscaping and Flowered Entry anel System with Tesla Power Wall reduces energy cost Il stores energy which will power the house during outages ith Exterior Parking int and Fixtures
Interior Features:	<ul><li>Large Living Ro</li><li>Open and bright</li></ul>	odeled Interior with Reconfigured walls and floorplan om with Full Wall Built-in Entertainment Center and shelves t floorplan with a well designed flow from room to room tem Large Windows and Sliders flood the home with light
	<ul> <li>Granite, Marble</li> <li>Quality Stainless</li> <li>Newer Full Air C</li> <li>Fifty Can Ceiling</li> </ul>	, Porcelain Surfaces and Hardwood Cabinets s Steel Appliances and Brushed Nickel Fixtures Conditioning and Heating Systems Installed g Light Fixtures in every area of the home rdwood Planked Floors throughout the Home
-	<ul> <li>Custom Built-in</li> <li>Custom Pull Dov</li> <li>Abundant Stora;</li> <li>Brushed Nickel I</li> <li>Large Casing an</li> <li>Wired In-Ceiling</li> <li>Newer High Cap</li> </ul>	Pecan Hardwood Storage Cabinets and Dresser wn Pull Up Window Shades ge and Shelving Areas and Closets Hardware, Knobs and Pulls d Molding throughout g Central Speaker System bacity Water Heater
	Freshly Painted	throughout Jonathan Coleman
REAL ESTATE		jonathancoleman1@aol.com 310.991.0929

310.991.0929

## Ground Level:

Ground Level	
Entry:	<ul> <li>Lushly landscaped and flowered walkway to the front stairway</li> <li>Open and wide front door entry with 16' ceilings</li> <li>Split level entry with a half flight stairway to upper and lower levels</li> <li>Hickory hardwood planked flooring and stairs</li> </ul>
Garage:	<ul> <li>Large 2-car garage with storage area</li> <li>Wide 2-car driveway apron and adjacent street parking</li> <li>Tesla Power Wall electricity storage for power outages</li> <li>Roll up garage door</li> </ul>
Upper Level:	
Great Room:	<ul> <li>Family Room/Dining Room Combination:</li> <li>Adjacent dining room will accommodate a large dining set</li> <li>Large open gourmet display kitchen adjoins the great room</li> <li>Large sliding doors leading to rear ocean view entertainment patio/deck</li> </ul>
	Four-seat bar counter with a Uba Tuba granite surface
	Built in pecan hardwood media and storage cabinet
	Surrounded by large bright tilt-in tilt, out window
	Hickory hardwood planked flooring
	<ul> <li>Large corner closet with storage and shelving</li> <li>Invisible pull-out screen at the sliding door</li> </ul>
	Custom Tilt-System Large Windows
	Custom pull-up pull-down shades
Kitchen:	Open display kitchen with entertaining serving counter
Kitchen:	Pecan hardwood cabinetry throughout
Kitchen:	Pecan hardwood cabinetry throughout     Self closing drawers and cabinet doors
Kitchen:	<ul> <li>Pecan hardwood cabinetry throughout</li> <li>Self closing drawers and cabinet doors</li> <li>Wine Rack, pull-out spice cabinet, deep pot and pan drawer</li> </ul>
Kitchen:	<ul> <li>Pecan hardwood cabinetry throughout</li> <li>Self closing drawers and cabinet doors</li> <li>Wine Rack, pull-out spice cabinet, deep pot and pan drawer</li> <li>Large walk-in pantry with etched glass door and abundant shelves</li> </ul>
Kitchen:	<ul> <li>Pecan hardwood cabinetry throughout</li> <li>Self closing drawers and cabinet doors</li> <li>Wine Rack, pull-out spice cabinet, deep pot and pan drawer</li> </ul>
Kitchen:	<ul> <li>Pecan hardwood cabinetry throughout</li> <li>Self closing drawers and cabinet doors</li> <li>Wine Rack, pull-out spice cabinet, deep pot and pan drawer</li> <li>Large walk-in pantry with etched glass door and abundant shelves</li> <li>Thick Slab Uba Tuba granite counter surfaces</li> </ul>
Kitchen:	<ul> <li>Pecan hardwood cabinetry throughout</li> <li>Self closing drawers and cabinet doors</li> <li>Wine Rack, pull-out spice cabinet, deep pot and pan drawer</li> <li>Large walk-in pantry with etched glass door and abundant shelves</li> <li>Thick Slab Uba Tuba granite counter surfaces</li> <li>Granite backsplash wall and surround</li> <li>Large bright garden bay window</li> <li>Breakfast bar with 4 stool seating</li> </ul>
Kitchen:	<ul> <li>Pecan hardwood cabinetry throughout</li> <li>Self closing drawers and cabinet doors</li> <li>Wine Rack, pull-out spice cabinet, deep pot and pan drawer</li> <li>Large walk-in pantry with etched glass door and abundant shelves</li> <li>Thick Slab Uba Tuba granite counter surfaces</li> <li>Granite backsplash wall and surround</li> <li>Large bright garden bay window</li> <li>Breakfast bar with 4 stool seating</li> <li>Hickory hardwood planked flooring</li> </ul>
Kitchen:	<ul> <li>Pecan hardwood cabinetry throughout</li> <li>Self closing drawers and cabinet doors</li> <li>Wine Rack, pull-out spice cabinet, deep pot and pan drawer</li> <li>Large walk-in pantry with etched glass door and abundant shelves</li> <li>Thick Slab Uba Tuba granite counter surfaces</li> <li>Granite backsplash wall and surround</li> <li>Large bright garden bay window</li> <li>Breakfast bar with 4 stool seating</li> <li>Hickory hardwood planked flooring</li> <li>Bright can and under cabinet lighting</li> </ul>
Kitchen:	<ul> <li>Pecan hardwood cabinetry throughout</li> <li>Self closing drawers and cabinet doors</li> <li>Wine Rack, pull-out spice cabinet, deep pot and pan drawer</li> <li>Large walk-in pantry with etched glass door and abundant shelves</li> <li>Thick Slab Uba Tuba granite counter surfaces</li> <li>Granite backsplash wall and surround</li> <li>Large bright garden bay window</li> <li>Breakfast bar with 4 stool seating</li> <li>Hickory hardwood planked flooring</li> <li>Bright can and under cabinet lighting</li> <li>Six burner stainless steel range</li> </ul>
Kitchen:	<ul> <li>Pecan hardwood cabinetry throughout</li> <li>Self closing drawers and cabinet doors</li> <li>Wine Rack, pull-out spice cabinet, deep pot and pan drawer</li> <li>Large walk-in pantry with etched glass door and abundant shelves</li> <li>Thick Slab Uba Tuba granite counter surfaces</li> <li>Granite backsplash wall and surround</li> <li>Large bright garden bay window</li> <li>Breakfast bar with 4 stool seating</li> <li>Hickory hardwood planked flooring</li> <li>Bright can and under cabinet lighting</li> <li>Six burner stainless steel range</li> <li>Stainless steel convection stove</li> </ul>
Kitchen:	<ul> <li>Pecan hardwood cabinetry throughout</li> <li>Self closing drawers and cabinet doors</li> <li>Wine Rack, pull-out spice cabinet, deep pot and pan drawer</li> <li>Large walk-in pantry with etched glass door and abundant shelves</li> <li>Thick Slab Uba Tuba granite counter surfaces</li> <li>Granite backsplash wall and surround</li> <li>Large bright garden bay window</li> <li>Breakfast bar with 4 stool seating</li> <li>Hickory hardwood planked flooring</li> <li>Bright can and under cabinet lighting</li> <li>Six burner stainless steel range</li> <li>Stainless steel convection stove</li> <li>Stainless steel microwave</li> </ul>
Kitchen:	<ul> <li>Pecan hardwood cabinetry throughout</li> <li>Self closing drawers and cabinet doors</li> <li>Wine Rack, pull-out spice cabinet, deep pot and pan drawer</li> <li>Large walk-in pantry with etched glass door and abundant shelves</li> <li>Thick Slab Uba Tuba granite counter surfaces</li> <li>Granite backsplash wall and surround</li> <li>Large bright garden bay window</li> <li>Breakfast bar with 4 stool seating</li> <li>Hickory hardwood planked flooring</li> <li>Bright can and under cabinet lighting</li> <li>Six burner stainless steel range</li> <li>Stainless steel convection stove</li> </ul>
Kitchen:	<ul> <li>Pecan hardwood cabinetry throughout</li> <li>Self closing drawers and cabinet doors</li> <li>Wine Rack, pull-out spice cabinet, deep pot and pan drawer</li> <li>Large walk-in pantry with etched glass door and abundant shelves</li> <li>Thick Slab Uba Tuba granite counter surfaces</li> <li>Granite backsplash wall and surround</li> <li>Large bright garden bay window</li> <li>Breakfast bar with 4 stool seating</li> <li>Hickory hardwood planked flooring</li> <li>Bright can and under cabinet lighting</li> <li>Six burner stainless steel range</li> <li>Stainless steel microwave</li> <li>Stainless steel Meile dishwasher</li> </ul>
	<ul> <li>Pecan hardwood cabinetry throughout</li> <li>Self closing drawers and cabinet doors</li> <li>Wine Rack, pull-out spice cabinet, deep pot and pan drawer</li> <li>Large walk-in pantry with etched glass door and abundant shelves</li> <li>Thick Slab Uba Tuba granite counter surfaces</li> <li>Granite backsplash wall and surround</li> <li>Large bright garden bay window</li> <li>Breakfast bar with 4 stool seating</li> <li>Hickory hardwood planked flooring</li> <li>Bright can and under cabinet lighting</li> <li>Six burner stainless steel range</li> <li>Stainless steel microwave</li> <li>Stainless steel Meile dishwasher</li> <li>Stainless steel double sink</li> <li>Tainless steel trash compactor</li> </ul>
Kitchen:	<ul> <li>Pecan hardwood cabinetry throughout</li> <li>Self closing drawers and cabinet doors</li> <li>Wine Rack, pull-out spice cabinet, deep pot and pan drawer</li> <li>Large walk-in pantry with etched glass door and abundant shelves</li> <li>Thick Slab Uba Tuba granite counter surfaces</li> <li>Granite backsplash wall and surround</li> <li>Large bright garden bay window</li> <li>Breakfast bar with 4 stool seating</li> <li>Hickory hardwood planked flooring</li> <li>Bright can and under cabinet lighting</li> <li>Stainless steel convection stove</li> <li>Stainless steel microwave</li> <li>Stainless steel Meile dishwasher</li> <li>Stainless steel double sink</li> <li>Stainless steel trash compactor</li> <li>Large space to accommodate a huge dining suite</li> </ul>
	<ul> <li>Pecan hardwood cabinetry throughout</li> <li>Self closing drawers and cabinet doors</li> <li>Wine Rack, pull-out spice cabinet, deep pot and pan drawer</li> <li>Large walk-in pantry with etched glass door and abundant shelves</li> <li>Thick Slab Uba Tuba granite counter surfaces</li> <li>Granite backsplash wall and surround</li> <li>Large bright garden bay window</li> <li>Breakfast bar with 4 stool seating</li> <li>Hickory hardwood planked flooring</li> <li>Bright can and under cabinet lighting</li> <li>Six burner stainless steel range</li> <li>Stainless steel convection stove</li> <li>Stainless steel Meile dishwasher</li> <li>Stainless steel double sink</li> <li>Stainless steel trash compactor</li> <li>Large space to accommodate a huge dining suite</li> <li>Surrounded by windows and flooded with light</li> </ul>
	<ul> <li>Pecan hardwood cabinetry throughout</li> <li>Self closing drawers and cabinet doors</li> <li>Wine Rack, pull-out spice cabinet, deep pot and pan drawer</li> <li>Large walk-in pantry with etched glass door and abundant shelves</li> <li>Thick Slab Uba Tuba granite counter surfaces</li> <li>Granite backsplash wall and surround</li> <li>Large bright garden bay window</li> <li>Breakfast bar with 4 stool seating</li> <li>Hickory hardwood planked flooring</li> <li>Stainless steel convection stove</li> <li>Stainless steel microwave</li> <li>Stainless steel Meile dishwasher</li> <li>Stainless steel trash compactor</li> <li>Large space to accommodate a huge dining suite</li> <li>Surrounded by windows and flooded with light</li> <li>Hickory hardwood planked flooring</li> </ul>
	<ul> <li>Pecan hardwood cabinetry throughout</li> <li>Self closing drawers and cabinet doors</li> <li>Wine Rack, pull-out spice cabinet, deep pot and pan drawer</li> <li>Large walk-in pantry with etched glass door and abundant shelves</li> <li>Thick Slab Uba Tuba granite counter surfaces</li> <li>Granite backsplash wall and surround</li> <li>Large bright garden bay window</li> <li>Breakfast bar with 4 stool seating</li> <li>Hickory hardwood planked flooring</li> <li>Bright can and under cabinet lighting</li> <li>Six burner stainless steel range</li> <li>Stainless steel convection stove</li> <li>Stainless steel Meile dishwasher</li> <li>Stainless steel double sink</li> <li>Stainless steel trash compactor</li> <li>Large space to accommodate a huge dining suite</li> <li>Surrounded by windows and flooded with light</li> </ul>
	<ul> <li>Pecan hardwood cabinetry throughout</li> <li>Self closing drawers and cabinet doors</li> <li>Wine Rack, pull-out spice cabinet, deep pot and pan drawer</li> <li>Large walk-in pantry with etched glass door and abundant shelves</li> <li>Thick Slab Uba Tuba granite counter surfaces</li> <li>Granite backsplash wall and surround</li> <li>Large bright garden bay window</li> <li>Breakfast bar with 4 stool seating</li> <li>Hickory hardwood planked flooring</li> <li>Stainless steel convection stove</li> <li>Stainless steel microwave</li> <li>Stainless steel Meile dishwasher</li> <li>Stainless steel trash compactor</li> <li>Large space to accommodate a huge dining suite</li> <li>Surrounded by windows and flooded with light</li> <li>Hickory hardwood planked flooring</li> <li>Custom Tilt-System Large Windows</li> </ul>

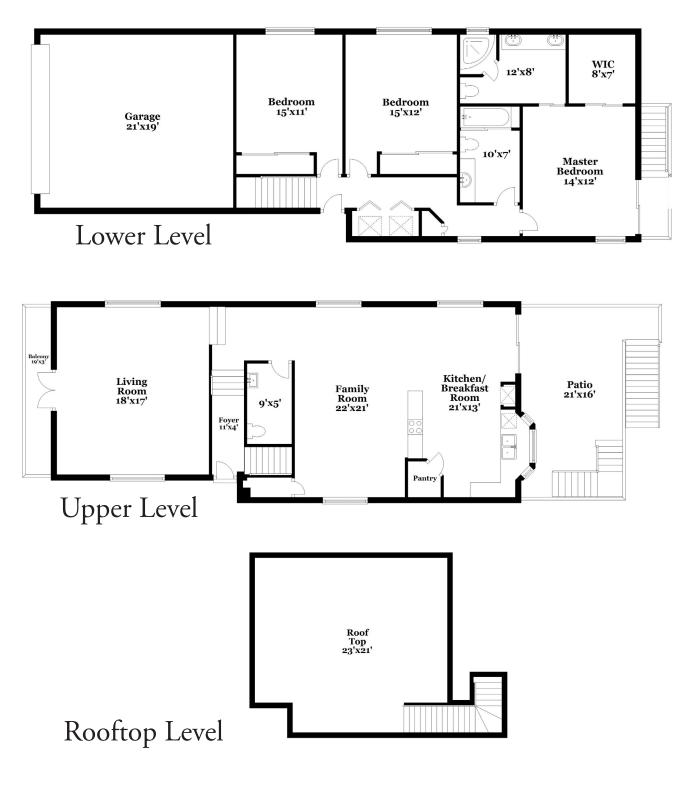
Living Room:	<ul> <li>Built-in full wall entertainment center and shelving</li> <li>Pecan hardwood work desk and shelving for computer and printer</li> <li>Hickory hardwood planked flooring</li> <li>Large Custom Tilt-System Windows</li> <li>Double French doors with in-window shades open to balcony</li> <li>Custom pull up pull down window shades and slat blinds</li> <li>Vaulted beamed ceiling with can lights</li> <li>Custom Tilt-System Large Windows</li> </ul>
Guest Bath:	<ul> <li>Pedestal sink</li> <li>Marble floor</li> <li>Brushed nickel fixtures</li> </ul>
	<ul> <li>Wood storage cabinet</li> <li>Motion sensor lighting</li> </ul>
Rear Patio/Deck:	<ul> <li>Large Entertaining deck off great room living area</li> <li>Panoramic ocean and sunset views</li> <li>Dexotex composite decking system</li> <li>Gas hook up for barbeque, water and overhead beam</li> <li>Stairway leads down to lower rear yard</li> <li>Stairway leads up to the large roof deck</li> </ul>
Lower Level:	
Hallway:	<ul> <li>Hickory hardwood planked flooring</li> <li>Laundry room area with shelving</li> <li>Newer high capacity water heater</li> </ul>
	<ul> <li>Pecan hardwood corner linen closet</li> <li>Side door with in-window shade leads to side yard</li> <li>Custom Tilt-System Large Windows</li> </ul>
Bedroom #1:	<ul> <li>Custom pull-up pull-down shades</li> <li>Hickory hardwood planked flooring</li> <li>Large closet with seamless glass mirrored door</li> <li>Custom Tilt-System Large Windows</li> </ul>
	<ul> <li>Custom pull-up pull-down shades</li> <li>Large casing and molding</li> <li>Can ceiling lighting</li> </ul>
Bedroom #2:	<ul> <li>Hickory hardwood planked flooring</li> <li>Large closet with seamless glass mirrored door</li> <li>Custom Tilt-System Large Windows</li> <li>Custom pull-up pull-down shades</li> <li>Large casing and molding</li> <li>Can ceiling lighting</li> </ul>
Full Bath:	<ul> <li>Marble floors and marble bath walls</li> <li>Full Jacuzzi bath/shower with marble recessed shelf and seat</li> </ul>
	Seamless glass bath enclosure
	<ul> <li>Maple hardwood vanity with self-closing drawers and cabinet doors</li> <li>Thick Uba Tuba granita counter surface</li> </ul>
a l'il il a	<ul> <li>Thick Uba Tuba granite counter surface</li> <li>Brushed nickel fixtures</li> </ul>
1 4 1 36/2	Motion-sensor lighting
- 1 a a a a a a a a a a a a a a a a a a	

Master Bedroom:	<ul> <li>Spacious room will accommodate a large bedroom suite</li> <li>Hickory hardwood planked flooring</li> <li>Built in pecan hardwood dresser</li> <li>Custom Tilt-System Window</li> <li>Custom pull-up pull-down shade</li> <li>Sliding glass door leading out to rear yard and stairway to upper decks</li> <li>Invisible pull out screen at the sliding door</li> <li>Can ceiling light fixtures</li> <li>Large casing and molding</li> </ul>
Master Bath:	<ul> <li>Large dual sink maple hardwood vanity</li> <li>Self-closing drawers and cabinet doors</li> <li>Thick Uba Tuba granite counter surface</li> <li>Spacious shower with marble floors, full walls and shelf</li> <li>Brushed nickel fixtures</li> <li>Seamless glass enclosure</li> <li>Can ceiling light fixtures</li> <li>Pocket door entry</li> <li>Motion-sensor lighting</li> </ul>
Master Closet:	<ul> <li>Built in pecan hardwood 4 drawer 2 door vanity</li> <li>Self-closing drawers and cabinet doors</li> <li>Large closet with seven hangar rails and storage shelves</li> <li>Can ceiling light fixtures</li> <li>Pocket door entry</li> </ul>
Rear Yard:	<ul> <li>Composite deck landing off master bedroom</li> <li>Charming yard with flagstone pavers and steps</li> <li>Wooden trellis gazebo with bench seat</li> <li>Bubbling fountain and accent lighting</li> <li>Lush landscaping with mature trees</li> <li>Shrubs, bushes and bright flowers</li> <li>Low maintenance artificial lawn</li> </ul>
Roof Deck:	<ul> <li>Large 500' Roof-Top Deck</li> <li>Panoramic Palos Verdes to Malibu Ocean and Sunset Views</li> <li>Large raised 6-person jacuzzi tub</li> <li>Glass wind break paneling in steel frames</li> <li>Dexotex composite decking system</li> <li>Water and gas hook-ups</li> <li>Roof top solar system with 18 panels</li> </ul>
	www.1829Hillcrest.com
REAL ESTATE WEST	Call to Schedule a Private Showing Jonathan Coleman jonathancoleman1@aol.com 310.991.0929 State Lic. #00808758

Information deemed reliable but is not guaranteed.

## *Floor Plan for* 1829 Hillcrest Drive, Hermosa Beach

(Drawn not to scale)



Information deemed reliable but is not guaranteed.