Work done on house:

2013 Extensive remodel of home: All new double pain Marvin windows and doors installed. Windows with the exception of the den have invisible screens. Opened kitchen added with bar area, high-end SS appliances (Wolf stove and double oven, microwave, Sub Zero refrigerator and wine refrigerator, Bosch dishwasher). Quartzite countertops, farmhouse sink and Rohl faucet. Raising the ceiling in the kitchen. Pewter Hardware on cabinets and drawers and all are slow close.

Tiles hand made by Native Tiles in Torrance California in kitchen, on stairway steps, around French doors in back, and front door and patio.

Antique lighting in entry, downstairs bedroom, downstairs bath scones. Crown molding in downstairs bedrooms and hallway added.

Outside lighting redone

All new water heater and two furnaces in July 2013. Knotty Alder cabinets in kitchen, baths and great room added. Interior and exterior painting done.

Remodeled bathrooms with quartzite counters, rain showers and hand held, plus claw foot tub. Master bath with marble shower and floors, quartzite counters. Antique Sconces in downstairs full bath. Walk in closet by California Closets.

Powder Room floor is basket weave marble with a Peruvian mirror.

Venetian plaster done in all bathrooms.

Great room with added wine refrigerator, beverage refrigerator, Casablanca ceiling fans, red oak floors refinished and unobstructed amazing views. Skylight glass replaced. Hunter Douglas blinds on all skylights with remote capability to open and close.

Front office with window added for view. Pull Down attic space with stairs into.

Back bedroom with organized Elf closet system by Container Store and storage above the added closet. Added window to this room.

Garage finished with cabinets added for storage and epoxy floors. Added beams to garage and enclosed ceiling. Back yard hardscape done fall of 2013 including adding the workroom next to garage with steel cabinets. Additional 173 square feet Large patio outside living room French doors with pergola and shade, patio with fountain, with falling leaf stone through out, steps to grass with views of Santa Monica Bay on each side of yard. Railings by Harbor Ornamental. All new fencing on both sides of the yard done 2013

Living room fireplace tiled and antique mantle added in 2014 with gas fireplace conversion.

ADT installed in house.

Front yard hardscape done fall 2015: French doors added to dining room to allow extended dining on the front patio. Spanish tiles, hand made Native Tiles accent tiles used for patio and steps with Strawberry trees and soft scape done. Railings by Harbor Ornamental. water wise grass in the backyard. Drip system on timer both front & back yard.

Skylights and remote control blinds installed January 2017.

Low voltage lighting on steps, in trees, and cafe lighting done done 2018.

Tented for termites 10/18 and roof tiles replaced 11/18.

Split system A/C in master bedroom added 2017.

Drains in bathroom sinks, tub and kitchen sink replaced.

Rain head in master shower replaced.

Garage door opener pad replaced January 2019. Garage door replaced

New carpet upstairs bedrooms and office January 2019.

Back fence replaced January 2019.

Downstairs Front Bedroom - Antique French Scones, added crown molding, drawers below closet converted to self closing with cedar in the closet.

Safes located in both the master closet and downstairs back bedroom closet.

Added large gate into driveway. power is there to convert to an electric fence. Driveway was widened when the front yard was redone.