SUPPLEMENT SHEET

769 33RD ST., MANHATTAN BEACH

* 11 ft., roughhewn, open beamed ceilings and 8 ft. custom, solid wood interior and exterior doors, throughout.
* Rare, custom sourced kitchen center island in “Azul Bahia” slab granite.
* Custom, designer lighting fixtures from Arte International, throughout.
* Rohl high-end, polished nickel and oil rubbed bronze plumbing fixtures.
* Freshly painted interior and new carpet, throughout.
* Walker Zanger tile and European distressed stone.
* Premium, irregular wide-plank, hand-grooved and antiqued French Oak floors.
* 1,100 sf. master bedroom “wing”, including a small 7th bedroom, which could be a baby’s room or office.
* Oversized, walk-in master shower with ceiling mounted, double rain shower heads. Separate spa tub.
* “His and hers” separate, built out walk-in closets.
* Private, 100 sq. ft. veranda off master bedroom.
* Custom closet organizers in all bedrooms, including in storage and utility closets.
* Extensive custom cabinetry in mud room/office installed by Closet Factory.
* Large, covered patio with brick fireplace serving table and built-in BBQ and permanently connected Lynx patio heater.
* 10-year, permanent battery, smoke and carbon monoxide detectors - 2014
* Monkey Bars garage organizer system in garage, includes custom cabinetry and workbench.
  + <https://garagestoragelosangeles.com/garage-shelving>
* Polyurea lifetime garage floor
  + <https://garagestoragelosangeles.com/garage-flooring>
* Extensive, custom landscaping professionally maintained.
* Structured wiring throughout entire home with Cat5 wired network, fully built out.
* In-ceiling (or in-wall) speakers in kitchen and backyard wired for central sound system.
* Sport Court professionally installed in 2015 for $30,000, includes basketball, pickle ball, volleyball and tetherball.
* Upgraded dimmable LED recessed lighting throughout the home - upgraded in 2014.
* New 100-gallon water heater installed in 2018.
* Roof replaced in 2016.
* New courtyard fountain installed in 2018.
* Security system includes contacts on every door and window on the first level, in addition to motion sensors that are pet-friendly (they don’t alarm for dogs/cats).