

## 1449 Via Coronel, Palos Verdes Estates, CA 90274 List of Upgrades

### Kitchen (remodel completed in 2018) -

- All matching Sub-zero, Wolf, Asko (dishwasher) appliances
- Double ovens have convection oven
- Warming drawer
- Sub-zero Refrigerator drawers are perfect for entertaining/kids grabbing their own drinks
- Island is a single jumbo Monte Blanc quartzite slab we selected and then maxed out the island size based off of the slab size
- Island storage has max depth so you can fit large crock pot, appliances, full china set and more under there.
- All soft close cabinets/drawers
- Cabinets were all locally made by custom cabinet company Pemco/Peter Matthews
- Cabinets above ovens have built in tray dividers
- More drawers than pull outs so everything is easier to actually use, extra deep drawers throughout
- All pulls/handles are Top Knob
- Pantry was custom built to ensure cereal boxes would fit for kids to access on lowest shelf, depth to fit "Linus Deep bins" for organization
- Kitchen sink has stainless tray under to protect from any leaks (have been none)
- 33" Blanco farmhouse sink is oversized and has the metal grate to protect from scratches
- All faucets/fixtures are Rohl
- Backsplash tile is marble arabesque from Italy
- Glass insets in upper cabinets to either side of the stove and above the bar are a specialty wave glass from Pacific Art Glass
- Crema Marfil tiles were matched to remaining floor tile
- Beams were custom crafted by PemCo in Oak (match bedroom beams/mantel)
- Cabinets have under LED lighting as well as outlets along the entire length
- House has whole home water filter "LifeSource" as well as additional Body Glove 12000C water filter at the sink

### Master Bathroom (remodel completed in 2019) -

- Floor tile is Bianco Grigio marble mosaic tile from Italy. \$93 per square foot with 3 month wait list.
- Sauna was done by Nordic Sauna and was ~\$30K to get installed. Alder wood (chose for darker color vs Cedar)
- Steam shower is by Mr Steam and has an app that you can start it in advance. All of the components and access are above the WC.
- Floors are heated and can be controlled by the NuVent app
- Extra shower inset shelf behind the pony wall
- Two vent fans- main one and an additional above the WC.

- Faucets are all Newport Brass
- Drains were custom decorative drains also from Newport Brass
- Spa tub was custom from Americh
- Additional insulation between master bath wall and kids bedroom on the other side
- Added storage closet behind door

#### Other bathrooms -

- Powder bath has shower and was originally designed that was we think to accommodate a pool if added later
- Powder wall tile is all from bedrosians "Enchante"
- Replaced all cabinetry and counters to match- all mahogany and Monte Blanc Quartzite
- All glass doors replaced with heavier safety glass

#### Office -

- Office closet has Elfa gift wrap system installed on the back of the door
- Birds visit bougainvillea outside office window each day (nice distraction on all the zoom calls!)
- Office could serve as a 6th bedroom/guest bedroom if desired

#### Garage -

- Professionally remodeled by Restore Garage Designs from down in OC
- Epoxy floors added after stamped concrete was sanded down a full day
- Whole house vacuum system still works and is inside built in cabinet
- Butcher block counters- originally we were going to cut in kegerator so upper cabinets are high enough for workspace or that

#### Others Features -

- Master closet has cedar wood insets and pull down racks for upper rails
- Downstairs bedroom perfect and separate as guest suite or for au pair etc
- Door knobs, locks etc are all Baldwin
- Locks/thermostat switched to smart lock/smart thermostat
- Replaced all overhead lighting with LED
- Carpet all replaced with heavier carpet padding
- All walls repainted with "Bone China", all trim/doors also repainted
- Wood floors/trim is maple
- Bedroom shades Hunter Douglas smart shades controlled by their "PowerView" app so automatically close at sunset etc (\$1K each panel)
- Mailbox replaced with stucco to city specs, secure and locked