**30136 Via Rivera**

**Completed in 2008!**

**Remodeled from Foundation, studs, and fireplace**

**Professional 21st Century Design**

**Not just a cosmetic remodel. So much more!**

**New physical systems in 2008 include**: electrical, plumbing **including** main sewer lines from house to the street, insulation, roof, spa , salt-water pool equipment, spa equipment, security and fire alarm system, surround sound and speakers, custom built study, entertainment center, and cabinets, solid hardwood floors, tumbled marble floors, no carpet, furnace, air conditioning, stucco walls and molding (no wooden eves or wooden trim), landscaping with grass areas, garden planter box, and more.

**Beautiful Double Door Entry**

Features Include: 5 Bedrooms 7 Baths: 4 full baths, 1 ¾ bath, 2 ½ baths

**Grand TWO-STORY Entrance with Skylight**

Two Chandeliers from 2 story ceiling

Skylight

**Stunning Gourmet Kitchen Great Room flows through to Dining and Living Rooms**

Huge center island

Gorgeous design

3 dishwashers: 1 full size, 2 drawer dishwashers

Subzero refrigerator/freezer

Large Double Ovens-Convection, Self-cleaning

Microwave

6 burner gas stove

Warming drawer

Wine refrigerator

Appliance garage

Large main sink with filtered water

Kitchen island second sink

Two Hidden spice racks slide out next to slide out drawers under stove

Soft close drawers

Easy slide pantry shelves

Lazy Susan in corner cabinets

Vertical storage shelves for trays

Lighted china and glass cabinets

Center Island Seating / Bar with pendants lighting island

Additional eat-in area

Under counter lighting

Ample storage

**Surround Sound System**

in Great Room, Living Room, Dining Room, Backyard page 1 of 3

**Family Room – Great Room**

Flows into Kitchen

Built-in Entertainment Center

Surround sound

Pool table area

Built-in side bars

Sliding French doors to backyard

**Living Room flows to Dining Room**

Push button Remote Control Fireplace

Pre-existing fireplace with 2008 limestone mantel

Beautiful chandelier, sconces, recessed lighting

Surround sound

Tumbled marble floors

French doors to backyard

**5th Bedroom and Full Bathroom Downstairs**

**Study downstairs with Beautiful custom built-in cabinets and file drawers**

**Powder Room downstairs next to study**

**Spacious storage closet next to study**

**Guest closet under stairs**

**UPSTAIRS peek-a-boo view Catalina and Ocean**

**4 Bedrooms upstairs, 3 en suite baths and 1 bath off hall**

All bedrooms professionally organized with California Closets

**Laundry room**

Great surface space for folding

Large sink

Ample storage cabinets

**Spacious Master Bedroom with Sitting Area to Enjoy View From Windows**

**Spacious Master Walk-In Closet**

California Closets professionally organized

**Spacious Master Bath**

His and Her Sinks

Vanity

Whirpool Bath

Water Closet

Remote Control Skylight page 2 of 3

**BEAUTIFUL BACKYARD and FRONT YARD with NEW LANDSCAPING**

**SOUND SYSTEM SPEAKERS in BACKYARD**

**SALT-WATER POOL and SPA with Waterfall into pool**

Pre-existing pool now is a salt-water pool

Pre-existing pool now has medium gray plaster

2008 salt-water spa

2008 spa with medium gray plaster

**Special outdoor powder room for Pool Guests**

**BASKETBALL COURT**

**Grass and Planter Box growing herbs, and more**

Fruit trees – lemons

**PAVERS and colored cement in backyard**

**PAVERS on front driveway and paver walk pathway to front door**

Information herein deemed reliable but not guaranteed. Purchase should verify all important information prior to purchase.

page 3 of 3