

2221 VIA LA BREA

PALOS VERDES ESTATES

FEATURES:

1. Entire house rebuilt from studs with new underpinned foundation all the way to the bedrock. Original redwood framing and additional 1,000 SF added
2. New stucco and new insulation throughout
3. 2 new separate HVAC units with NEST thermostat controls on each level
4. Linear HVAC diffusers in living room and kitchen
5. Completely redone with new sewage lines, copper plumbing, and cast iron main drains
6. New torch down concrete shake roof (with poly foam insulation)
7. New 8-inch wide engineered French oak stained floor with a very thick top layer
8. All Fleetwood windows and doors throughout
9. All interior doors are solid wood
10. Pure White Caesarstone quartz countertops in kitchen and all bathrooms
11. Kitchen features: Miele built-in coffee maker (touch screen), microwave/speed oven, 2 convection ovens, dishwasher; 36-inch Gaggenau single surface induction cooktop (touch screen), integrated Gaggenau teppanyaki grill, Futuro Futuro hood, Thermador refrigerator, wine cooler, freezer
12. Lighting: Philippe Stark lights in the kitchen; Tom Dixon entry light , Artemide sconce lights in living room and master, Nelson light in master, DWR light in back bedroom, Restoration Hardware chandelier in bedroom and Flos sconce lighting in all bathrooms.
13. Custom rift cut oak wood cabinets with solid walnut interior drawers in the kitchen, all bathrooms, and laundry
14. Italian marble throughout: Calacatta Black bookmatched slabs in kitchen, Solto White marble in all bathrooms, Calacatta Michaelangelo in powder room, Calacatta Black slab in laundry
15. Large format porcelain tile flooring in all bathrooms
16. Refinished redwood T+G plank ceilings
17. Baldwin hardware for all interior doors and closet doors

18. All blinds designed by The Shades Store
19. Custom floating glass and stainless steel railing
20. Built-in water filtration system for the whole house (EWS)
21. Tankless water heater (Navien)
22. Peninsula Security system, and wired for TV and internet
23. Large backyard with new landscaping and room for a pool
24. Kohler fixtures in all bathrooms, and KWC kitchen faucet
25. LG washer and dryer
26. All closets feature custom built-ins
27. Stucco wall around perimeter of property with secure gates
28. New irrigation system and additional french drains
29. Handicap Accessible