

# 1961 SAN REMO DRIVE

LAGUNA BEACH  
Features & Amenities



## ENTRY

40-foot high ceiling  
Open, bright entry with floating staircase  
Ceramic tile flooring extending through  
lower entertainment area  
George Nelson cigar lamp design hanging light fixture

## CEILING & ARCHITECTURE

Tinted glass and wood floor to ceiling  
Cedar tongue and groove  
Wood and beam high angled vaulted ceilings  
Modern metal roofing

## LIVING ROOM

Expansive to include dining, fireplace-oriented entertainment  
capturing the white-water Catalina view  
Bamboo hardwood flooring adorns the entire upper living area,  
opening to the outdoor pool and patio  
Dual French doors to upper deck and patio areas  
Wood-burning fireplace with accent flagstone wall,  
granite surround floor  
Track lighting  
High beamed vaulted ceiling

## DEN/MEDIA CENTER

Built-in bar area with artistic stained glass windows  
Lighted glass stemware cabinets  
Dual French doors to patio and pool  
Track lighting  
Adjacent to open kitchen

## LOWER DEN

Ceramic tile flooring  
Washer/dryer hookups

## KITCHEN

Granite countertops and backsplash  
Granite center island  
Stainless steel appliances  
Bertazzoni five-burner gas range and convection oven  
GE Monogram island range hood  
GE Profile stainless steel refrigerator/freezer  
GE Profile built-in microwave and convection oven  
KitchenAid dishwasher  
Custom cabinetry with stainless pulls, many  
with pull-out drawers  
Artistic pendant drop lighting  
Overhead track lighting (LED)  
Bamboo flooring  
Access to exterior rear patios, pool, spa (more sunsets)

## MASTER BEDROOM

Sunset/Catalina Island views  
Floor-to-ceiling windows and deck  
High beamed vaulted ceiling  
Clerestory windows  
Carpet flooring  
Dual French doors

## MASTER BATHROOM

Travertine stone  
Pocket door from master bedroom  
Granite vanity counter  
Pedestal sink  
Glass door shower enclosure with rain-head fixture,  
tumbled marble, and mosaic accents  
Built-in dual mirrored medicine cabinet  
Recessed lighting  
Walk-in closet with custom organizers

## BEDROOMS 2 & 3

Sunset view  
Carpet flooring  
Closet storage  
Door to deck

## BATHROOM 2

Shower with tiled tub  
Quartz vanity  
Travertine stone flooring

## POWDER ROOM

Pedestal sink  
Travertine stone  
Glass alabaster light fixture

## ADDITIONAL AMENITIES

Two-car garage with direct access,  
storage cabinetry  
Central heating

## EXTERIOR AMENITIES

Pool and spa, brick and mosaic tile  
Flat, grassy yard  
Elevated rear view patio  
Expansive patio and upper pool decking with  
white-water sunset view  
View decks, railings with glass partitions  
Slate stone driveway and entry stairs  
Exterior completely repainted  
Entry Art Deco front light fixtures  
Landscape lighting  
Gas fire pit on upper patio