

28048 PALOS VERDES DR E, RANCHO PALOS VERDES

1. approx 3600 sq ft, all permitted
2. 75 sq ft potential add for pantry in front
3. 4 car garage, over 800 sq ft, fully finished inside with drywall, LED lights, receptacles, 220V, water for refrigerator, storage cabinets, partially insulated attic, wifi ready garage door openers with battery back-up, large super quiet motor and drive
4. Stables, 400 sq ft, could possibly be used for a shop, garage, etc., with a roadway from the main driveway, permitted and with permitted electrical
5. Location is excellent, close to elementary schools, middle school, and less than 10 minutes from the 110 freeway, which is a huge time saver compared to much of Palos Verdes, which can take 30 to 40 minutes from the West side during peak periods.
6. Excellent harbor and city light views, which provide excellent viewing both during the day, in the evening and at night.
7. Two 40' x 12" steel beams in main room, which was designed by an engineering firm which designs many large buildings, thus the large size of the beams and concrete support structure.
8. Kitchen- High End Aran Cusin Italian cabinets, many special amenities in drawers, German Bloom hardware, Thermador appliances w/dual 30" refrigerators, Top of the line Bosch Dishwasher, Franke Sink and Faucet, Air switch for garbage disposal, Best downdraft with large underfloor blower, LED undercounter lights, Ceaser Stone Countertops
9. 30' long La Cantina sliding door off living room overlooking ocean and harbor
10. All new high end Jeldwin Premium Series windows and doors, with stainless steel coastal hardware
11. Very thick wood floors, approx. 2" thick
12. New Tile Roof on all three buildings
13. All interior doors are 1 3/4 solid core, 84" height, with three 4" hinges due to the weight of the doors
14. Exterior front doors are solid wood from Brazil, very heavy and very well built
15. Tiles in bathrooms are quality porcelain and marble and natural stone from Europe and Asia
16. Bathroom Fixtures are high end Porcelanosa, including all showers, except Bath 4 tub
17. Master Bath and Bath # 1 have linear drains in showers. Master Bath and Bath 2 have benches in the shower. All baths with showers have a separate handheld shower wand

18. Master Bath has large walk in shower with bench, Kohler Special Order jetted tub with built in heater, large makeup table and mirror, modern LED lighting, convenient modern quartz shelving with aluminum support system, European style toilet with separate room and glass door, with GFI receptacle for automated seat, stereo sound, light tube, Panasonic whisper quiet fan w/ led light and night light. Dual European vanities with Porcelanosa faucets
19. All Vanities are European Floating style with marine grade plywood
20. Laundry room has plenty of new cabinets with a heavy duty stainless steel sink and Hans Grohe Faucet. Stereo speaker, Panasonic humidity sensing fan, dryer booster vent blower for high efficiency and a solar tube for natural light
21. All bathrooms have a three switch control for high end Panasonic whisper quiet fans, led light and led night light, with humidity sensors.
22. There are numerous solar tubes throughout the main hall, baths, master closet and laundry to provide natural lighting
23. Led recessed lights throughout house, with LED dimmers in several areas
24. LED ceiling strip lighting in family room and on living room beam
25. High End Trane Heating and AC are all new, including ducting- 3 ton and 4 ton units with Dual Zone Nest 3rd Gen thermostats
26. New 60" Linear Gas Fireplace with remote control, rock façade on chimney on roof with custom powder coated metal shroud
27. Smooth coat stucco, with several layers, including a fiberglass mesh layer under the final coat, to reduce cracking and increase strength; Installed by a high end stucco contractor
28. All new electrical, with 200 amp panel at garage, and main house subpanel in the laundry room

All hanging wires have been eliminated, and run in underground conduit, between the garage and the house, leading to a very clean look
29. All new Plumbing, all copper incoming lines, all the way from the street. Lines to outside faucets are PEX.
30. Hot water recirculation loop with computer controlled system to provide high efficiency.
31. New Renai high Flow tankless hot water system, with wall enclosure to provide a clean look, and Control Panel in Master Closet
32. Separate line for irrigation, which separates before the water enters the house, so no water noise in house when sprinklers are running.

33. Plumbing for water softener/conditioning system
34. B-hyve 12 zone electronic wifi sprinkler control, with all new sprinkler system with top of the line components
35. Stereo sound inside and outside, including receiver and 14 sets of speakers, 12 zone volume controls
36. 9 zone camera Security system with potential for 7 more, with battery backup, screen, included with house
37. 10' x 85' covered patio overlooking the harbor and ocean with natural gas firepit
38. Huge 2/3 acre lot, almost all usable
39. Very large lawn area
40. Member of community pool association, next to house. Seven houses share the pool, called the Harmony Pool Club, and this house is one of the original deeded properties
41. Bar-b-que concrete pad and utilities are run to the back yard area, with permits
42. Rows of Ficus trees are planted along PV Dr and also on the North side of the property to provide privacy and greenery