

SUPPLEMENTAL to MLS

Features:

Located west of Sepulveda with ocean, Hollywood sign, San Bernadino Mountains and LA downtown and city views

Home is fully wired for 5 televisions, 3 internet hotspots, 4 security cameras and ability for 6 zones for music

Large master with French doors to back yard and spa like master ensuite

Custom Chef's Kitchen relocated upstairs to a great room with huge vaulted ceilings, opening to a large entertainer's deck, offering views to Catalina.

Large private back yard offers second deck, turf and low maintenance landscaping

All new electric, upgraded panel and plumbing throughout

Home like new and not yet lived in with windows, doors, floors, roof, kitchen, bathrooms, AC and tankless system

Exterior:

100% facelift of this mid-century modern home

New siding and stucco

New fencing and gates and create a fully enclosed private rear yard

Custom electric wood garage door with glass accents

Contemporary mid-century feature mail box

Living Room:

High ceilings and French Oak organic, green hardwood flooring make a great welcome

Distressed real wood mantle on smooth stucco gas fireplace

Additional access from the living room to the rear yard

Custom mid-century slat wood wall

Nest controller

Wired for future use touchscreen inside front door

Master Bedroom Suite:

French doors open from the master bedroom onto large deck and a private, fully fenced backyard with new turf, trees and landscape

Feature wall nickel groove T&G

Double his and hers closets

Master Bathroom Ensuite:

Floor to ceiling Italian tile, creating spa like atmosphere

Floating Porselanosa vanity with sensor lighting

Large LED back lit mirror

Deep matte soaking tub

Large walk in shower

European slimline toilet

American made luxury brand Phylrich fixtures

Bedroom Two:

Large bedroom, windows offering lots natural light

Bedroom Two Ensuite:

Custom shower, ceiling to floor vintage subway tile, European slimline toilet, and floating vanity

Bedroom Three/Office:

Includes swing chair, which new owner can keep or can be removed

Hall Bath:

Shower, tub combo

Dune tile

European slimline toilet

Custom Chef's Kitchen, Dining and Great Room:

Dimmable Giant David Trubridge Chandelier

8 foot waterfall island with bar seating, glass pendant lighting and additional storage

Custom two tone white and light wood custom cabinets with push touch technology

Under cabinet lighting

Counter to ceiling backsplash

Additional open floating shelves

2 Pantry cupboards

French door Subzero refrigerator

48" Pro Harmony Thermador gas range with six burners, sword knobs and removable titanium griddle

Contemporary 48" chimney range hood

Two ovens with halogen lighting and Sabbath mode option

Thermador dishwasher

Built in, easy touch microwave drawer

Noise canceling sink

Award winning Blanco Culina high arc Kitchen Faucet

In Sink Erator Evolution 1 HP Garbage Disposal with anti-vibration mount and Sound Seal technology

Vaulted nickel groove ceilings

Upper outdoor deck:

Hardwired with outdoor speakers and step lighting

Piped for gas BBQ or fire pit future use

Additional powder room located in great room:

WoW tiled feature 11 foot wall

Floating vanity

European slimline toilet

New Electrical:

RG-6 Coaxial TV cable for 5 TV's

Cat 6A Cabling for HDMI over Cat6 Extender in 3 bedrooms

Cat6 Cabling for network connections

Cat5 Cabling for infrared remote communication

Fiber optics and 3 wireless hotspots throughout for future use

Cat6 Cable for Wifi Access point future use in 3 locations, Master, Living room and Great room.

16-2 Speakers in master and Kitchen

16-2 Speakers and 16-2 Sub Woofer Pre wiring in Living room

12-2 Cale for in wall Sub Woofer in Great Room

Pre Wiring for 3 channel sound bar in Great room

Multi media in Wall cabinet in Garage

Cat5 Cable for Video Doorbell future use

Additional Highlights of Home:

New nest controlled new air conditioning heating and cooling

Top of the line Navien tankless water heater

New Low E windows and doors throughout

New roof

New stucco and siding exterior

Fully insulated throughout