

## MLS SUPPLEMENT FOR 305 3<sup>RD</sup> ST., MANHATTAN BEACH

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Below is a summary of the construction work done at 305 3rd Street in Manhattan Beach, in 2016:

### Throughout:

- All new windows – Milgard Low E
- All new HVAC system, security system
- All new paint and floorcoverings
- Replace exterior wall sconces
- New landscape in exterior planters

### Kitchen:

- complete gut and remodel
- remove structural wall and reconfigure kitchen layout
- custom, walnut floating shelves and all new island with natural walnut base and Cambria “waterfall” slab countertop
- all new “Euro” style custom cabinets, full height glass mosaic tile backsplash
- all new Thermador stainless steel appliances, all new lighting and dumb waiter

### Dining Room:

- new custom millwork banquette seat with storage
- new lighting

### Family Room:

- custom fireplace surround with natural French Limestone, wood, and hand-troweled Venetian plaster
- all new lighting

### Powder Room:

- new “floating” vanity, sink, faucet, and custom tiled-in mirror
- all new lighting
- new wallcovering

### Stair:

- new custom stair rail
- all new lighting

### Master Bathroom:

- complete gut and remodel
- all new plumbing fixtures, including Duravit toilet
- new vanity and mirrors from Restoration Hardware
- freestanding soaking tub
- all new glass shower enclosure. Shower walls are “Arabescato Carrara” polished 12x24” marble stone

tile. Rain-shower head and hand held shower fixtures.

-all new finishes including tile floor and shower walls, wainscot around tub niche

-custom display shelves built into wall

-all new lighting

**Master Bedroom:**

- Fireplace surround is natural limestone with vertical surfaces are soft chisel finish and horizontal surface is honed, new built-in cabinets

-increased sound proofing to west-facing exterior wall

**Guest Bathrooms:**

-cosmetic upgrades including all new plumbing fixtures, tile, vanities

**Laundry Room:**

-New quartz slab counter top

**Entry:**

-new stone flooring at interior and exterior entry

-new front door and hardware