**4125 Roessler Court**

**Palos Verdes Peninsula, CA 90274**

5 bedroom, 3 Bath

~3,370 sqft

Built in 1970

2 garages – one converted to office

**A few notes…**

-Same owner from 1973-2015

-Only floor plan of its type on Academy Hill

-was told this plan was “too expensive for 1970” so the builder decided to axe the plan

**Updates and Upgrades since 2015:**

-all new flooring throughout house (2015)

-new electrical (2015) including an additional fuse box

-new tankless water heater (2015)

-all new kitchen appliances (2015)

-new dishwasher in 2019, SubZero updated in 2021 with filters and preventative maintenance

-new garage doors and motor/mechanism (2015)

-installed custom surround sound in TV room and Sonos systems throughout interior and back patio (2015)

-full house wired for security system (ADT, 2015)

-EERO mesh wifi ready home

-hi-speed ethernet ports installed throughout the home including in downstairs office and upstairs 5th bedroom/office

-wall-mounted TV spaces are ready for your HDTV smart TV with appropriate ports and plugs. Just bring your own hardware!

-custom drapery throughout house including blackout drapes in bedrooms

-custom closets in master bedroom, downstairs main guest room and upstairs children’s room (2015)

-installed new sliding exterior doors throughout house (2015) due to previous damage

-custom decorator railings inside and on master deck, matching the front custom gate (2015)

-completely remodeled master bathroom, including marble flooring, Ann Sacks tile, custom vanities and fixtures (2015)

-including Waterstone polished nickel kitchen faucet ($2k retail)

-high-end Carrara marble throughout the home in kitchen and baths

-remodel of downstairs full bath (2019) including LED lighting, calacatta marble and Ann Sacks tile

-two new AC units (2015) including a split system to provide better heating and cooling throughout

-new gas grill, beverage fridge and sink for outdoor kitchen (2015)

-new patio structure off back of house, including ceiling fans (2019)

-new roof (2019)

-new retaining wall and fencing in backyard (2019)

-2 outdoor sprinkler systems (split between front and backyard) updated and

-termite tenting (Oct 2020)

-new pool heater, pool filter and LED light (2020)

-pool and spa work, both are heated and have been inspected (2021)

-converted upstairs open space into a 5th bedroom, including new window and custom closet (2019)

-LG washer/dryer are best in class and largest capacity models available

**­Key Features**

-Best view on Academy Hill

-amazing views for 4th of July fireworks!!

-only street in neighborhood with an “empty cul-de-sac” perfect for children to play

-Designer wallpaper (Scalamandre, Schumacher, Thibaut) including custom seagrass

-Designer Ann Sacks tile throughout house (all subway tile you see plus marble shower pan in master)

-custom light fixtures made in Mexico in 1973 still remain and are coveted (outdoor above door, main chandelier in entry and matching fixture in master bath toilet

-Honeywell Home smart thermostats (2 units) allow you to control the temp of each unit from your smartphone via app, very helpful when you’re traveling or too lazy to get off couch

-Subzero refrigerator and beverage center in bar

-Entertainers dream come true with pass through windows off kitchen connecting to the outdoor dining room and TV area

-split his/her bathroom vanity areas provide ample storage and space for relaxation in the soaking tub complete with TV

-Front gate includes a hidden “buzzer” to open the gate. Guests can push the button at the front intercom and be buzzed in from the kitchen panel as well as the upstairs panel.

-Garage office is wonderful flex space for WFH, with direct access to the private courtyard

-Four season fruit tree in courtyard produces lemons, oranges and grapefruit!

-New landscaping throughout property including fountain in front courtyard and lovely trellised jasmine

-“In the sun” part of PV with more sunny days than not!

**Brands**

-Wallpaper: Scalamandre (zebras), Schumacher (master bath chinoiserie and dots), Thibaut (stripes in TV room)

-Appliances: Subzero refrigerator and beverage center in bar

Wolf stove/range

Wolf microwave

Bosch dishwasher

-Counters: Kitchen = honed marble island and polished Carrara surround

Master = polished Carrara throughout

Downstairs Guest bath = original Calacatta marble

Powder = original marble on vanity (unsure of specific type, sorry!)

-Wood Floor: high-end engineered wood with thick backing

-Other Floor: Polished Carrara tiles in master bath

Marble tile in guest bath

Blue Calacatta in powder

-Paint: Farrow and Ball “Green Ground” throughout downstairs

Ralph Lauren blue in master

-Fixtures: Waterstone USA polished chrome faucet in kitchen ($2k+ retail)

Unsure of fixture brand in master, but its polished chrome as well and purchased from Snyder Diamond in Santa Monica…they don’t carry any cheap stuff, yikes

-W/D: LG best in class high-capacity HE. Both were serviced in early 2021.