



**CASKEY**  
REAL ESTATE GROUP

**1211 S Catalina Ave @ Villa Catalina HOA**

### **Lighting, Sound, Safety and Automation**

- Newly upgraded electrical panel with additional wiring pulled for individual circuits
- 4" LED 3000K° lights throughout
- Pivoting art light on main floor
- Accent ribbon lights – wine and coffee bar, bookshelf, hutches, island (upper & lower) all kitchen cabinets upper and lower
- [Insteon lighting system](#) throughout integrated with Alexa for favorites, scenes, schedules and voice command of lighting. Completely customizable with full-range dimming (0-100%). Upgradeable to HomeKit enabled
- In-ceiling surround sound speakers in living room and kitchen, prewired for Dolby 5.1
- Nest smoke and CO detectors on lower and upper floors
- Updated fire sensors on all levels
- New AC and heater, zoned for upper and lower levels
- Dedicated AV electrical closet

### **Plumbing and Soundproofing**

- All water lines replaced and upgraded to PEX. PEX is resistant to scaling and corrosion from chlorine and minerals with a lifespan of 40+ years
- All sewer lines replaced and upgraded to high quality cast iron and wrapped with soundproofing (Barymat BM-1C) to eliminate noise
- Double 5/8" drywall and a space separate each unit
- Insulation installed in ceilings and interior walls for sound-proofness

### **Details and Finishes**

- Open concept main level
- Custom hardwood kitchen cabinets with slow close hardware
  - Includes: pantry, 2 hutches, built-in banquette, wine and coffee bar, oversized drawers and large built-in bookcase
- Carrera marble island, backsplash and fireplace
- All new appliances
- All 4 bathrooms custom remodeled, floor to ceiling travertine in 3 bathrooms, extra-large powder room
- Custom hardwood bath cabinets with slow close hardware
- Replaced all interior doors and closets



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- Replaced all closets with custom built-in shelves and hangers
- Smooth walls, level 5 finish throughout main, stairs, hallways and master
- Master bedroom has custom wall panel beadboard/accent wall
- Master bath has heated towel rack
- Custom floating staircase, finished with solid maple, inset stair lighting and glass railings by Wolf Glass
- New maple floors throughout on all levels
- New 6" baseboards throughout
- New gas fireplace by Escea
- Custom plant wall on patio
- Replaced master clerestory and egress windows

#### **Garage – Oversized 22x40**

- New epoxy floor
- New custom cabinets and wall organizers
- Garage door replaced in 2020 with MyQ app control