

1014 Calle Stellare, Rancho Palos Verdes 90275

UPGRADES & RENOVATIONS

** ALL CONSTRUCTION PERMITTED & DOCUMENTED **

2017 – New Construction: [Phase 2 of 4 Taylor Morrison Developer-Builder]

INTERIOR

- Tesla Charger installed in garage by certified-Tesla Electrician (2022).
- Two large overhead “SafeRacks” garage storage racks installed by certified SafeRacks Technician (Costco purchase and installation in 2020).
- Upgraded recessed lighting throughout – added extra recessed lighting from Builder.
- Light fixtures: Hudson Valley Lighting, Restoration Hardware, Crate & Barrel (Kitchen, Bedrooms, Dining area, Office, Entry).
- Top-quality Smith & Noble Window treatments (remote controlled in Great Room & Dining).
- Replaced Pantry door with a solid-core wood with frosted glass insert door.
- Replaced & upgraded garbage disposable in kitchen sink and faucet to Grohe (2021).
- New LG stainless steel interior/exterior dishwasher installed in 2021.
- Upgraded Electrical panel to accommodate 220V plug in laundry room, electric fireplace in Great room, and Tesla Charger in garage (Licensed Electrician with City of RPV permit sign-off).
- Replaced interior doors to solid-core wood doors in 2018 throughout.
- Replaced 2” baseboards with 5. 5-inch baseboards throughout interior living space.
- Permitted stone wall & 72” Dimplex electric fireplace (made in Canada) in 2019/completed 2020.
- Dry Bar with dual-temperature Wine Fridge, custom cabinets & stone splash/countertop.
- Custom cabinets with stone/quartz countertop beside Fireplace & Office w/floating alcove shelves.
- Ceramic-tiled backsplash in Laundry Room.
- Added dedicated 220V outlet: LG washer & LG Kickstart mini-washer (2 loads done at same time).
- Replaced stairway & Bedroom carpeting with Wool Berber & top-line padding (2021).
- Treated stairwell carpeting with Fab-Pro stain-repellant (life-time warranty, stays clean).
- Re-painted ceilings throughout & Baseboards w/Cashmere Sherwin Williams Extra-White (2021).
- Re-painted all interior rooms (except Laundry Room & Pantry) w/Sherwin Williams paint.
- Faux-painted Interior Front door and stairwell handrail to match “wood flooring”.
- Added new Invisible Screen Door in second bedroom at Juliet-balcony single French door.
- Upgraded shower fixtures with rainwater spout & hand-held in both Bedroom bathrooms.
- Custom closet organizer in Master Bedroom closet and replaced carpeting with wood floor.

Sol y Mar Community: EXTERIOR (2018 - 2023)

- All exterior maintenance & insurance (roof, railing/trim, gas outdoor fireplace on deck) – responsible by HOA [included in monthly HOA fees].
- Landscape and community grounds maintained by HOA (GS Brothers Landscaping)
- HOA repainted railing/front door/trim in 2022/2023
- Succulent planting at front entrance walkway & planters planted in 2018 (zero-scape)
- Rodent/Bug/Lawn outdoor grounds spraying - responsibility of HOA
- Clubhouse / Fitness room / Spa / Bocce Ball / Gated doggie park / Walking Trails / Gated