

2005 Barranca, The Bluffs, Newport Beach, CA

Summary of Remodel & Features

2005 Barranca has been thoughtfully designed and completely rebuilt. Besides its bright, beautiful, coastal look, it is a very functional home--incorporating almost every feature desired for modern living: a fantastic kitchen/great room, complete with large island for casual dining and entertaining; a powder room for guests and daily convenience; a large pantry/laundry room with ample storage and a 2nd utility sink; a cozy living room with fireplace opening to the patio beyond via a 12 foot sliding door system; 2 'master' bedrooms with ensuite baths; a 3rd 'flex space' room that can serve as an extra bedroom and/or office; an attached 2 car garage with finished drywall and epoxy floors for more extra space; and a patio overlooking the pool complex just down the hill, and open to the vistas beyond.

Features include:

- A sparkling new all-white kitchen that includes a large 'waterfall' island.
- A large walk-in pantry/laundry room off the kitchen with tons of storage and utility sink.
- A floor plan with two 'master bedrooms' featuring private, ensuite baths.
- A flex space room that can be a third bedroom or office that opens to the great room.
- An Dutch entry door that brings in lots of light as well as the cool ocean breezes.
- All new dual glazed and low maintenance vinyl windows.
- A 12 foot wide sliding door system opens the great room to outdoor living as well as views of the pool complex and beyond.
- Almost 100% new electrical wiring, new outlets and switches—and all new LED 4" can lights throughout the home.
- Custom light fixtures in the bathrooms.
- Wiring in place for a dining room hanging fixture, if desired.
- An additional electrical sub-panel provides more circuits and capacity.
- 220 Volt circuits provided for potential car charging in the garage.
- Gas provided in laundry room for a gas dryer, and a 220 Volt circuit also provided for an optional electric dryer.
- State of the art wood, flooring installed throughout the home—with a surface that is water resistant as well as scratch and dent resistant—great for kids, pets, and easy maintenance. It is also a 'floating' floor, much easier to change when styles change.
- Beautiful solid oak cabinetry installed in all 3 bathrooms and entry hall, as well as decorative storage and oak shelves on each side of the fireplace.
- Custom designer tile installed on both bathroom floors and showers.
- New solid, factory finished Shaker-style self-closing and soft-closing cabinetry throughout the home.
- Beautiful "nickel-groove" wood paneling added in the great room and master bedroom bed wall—creating a bright, clean look.
- Stunning "Arctic White" quartz countertops grace the kitchen, laundry room, and all 3 bathroom vanities.
- A 36" Z-Line Professional Duel-fuel Gas Range, a 900 CFM hood liner fan enclosed in a custom oak-trimmed cabinet, a Frigidaire Professional refrigerator, a Frigidaire Professional Top Control 45 dba dishwasher, and a built-in LG Microwave.
- Kohler pull-down faucets in the kitchen and laundry/pantry room, and Kohler toilets in all 3 bathrooms.
- All new PEX plumbing lines now run above the slab and throughout the house, and all new plumbing fixtures throughout.

- Brand new heat pump HVAC system, including all new ducting, NEST thermostat, and quiet condenser provide state of the art heating and cooling to the whole house.
- Large 2-car 'finished' garage with epoxy floor coating and new 50 gallon gas water heater.
- All drywall, old ducting, old insulation, etc., was removed to eliminate any traces of asbestos. All new drywall (smooth finish) and insulation installed.
- Fresh paint on all ceilings, walls, and woodwork with touch-up cans provided for the colors and type of paint used in each area of the house.
- All new indoor and outdoor light fixtures with LED bulbs.
- Newly tiled and refreshed patio overlooking the community pool, complete with gas BBQ hook-up.
- Roof was new in October, 2024.