**32703 Via Palacio**

**Rancho Palos Verdes, CA 90275**

**Major and Minor Renovations**

**Compete outside paint, including garage doors and window frames**

**Complete inside paint, including ceilings and closets**

**New garage doors, new motor double door, new remotes for both**

**Garage: new ceiling, wall and floor paint.**

**Resurface and seal driveway**

**Reseal main stairway into home – two coats with pebble repair**

**New entry door hardware and deadlocks, thresholds and trim**

**New external light fixtures**

**New storage area created with keyed, full-size door access under main stairs to house: surfing gear, boxes, etc. Watertight.**

**Windows: New glass in front clerestory and select dining room and kitchen windows, professional cleaning,**

 **Screens inspected, repaired or replaced as needed**

**Garden: New plantings and landscape, front**

 **Landscaping improvements, rear garden**

 **Repair cracks and reseal back patio, new paint surface**

**Carpet: New wall to wall carpets (LR, DR, MBR, Downstairs Bedsuite) with “Linenweave” by Shaw, including high quality pad**

**Lighting: New high-end pendant lights Foyer, Dining Room Main interior stair well**

 **New front exterior light fixtures**

 **New gambeled overhead halogen can lighting, all bathrooms**

 **Design fixtures, Master bath, Jack and Jill bath**

 **Replaced ventilator fans MBR, Powder room, J & J bathroom**

**Kitchen: New black granite countertops**

**New tile wall surrounds and backsplash with design features**

**New double farm sink, New faucet**

 **New paint, solid on maple cabinet doors and mouldings.**

 **with reconfiguration of some cabinets, pantry**

**Kitchen: New quiet-slide, self closing drawer hardware and solid nickel cont. pewter pulls**

**Full lining of all drawers throughout house with new. removable heavy duty IKEA vinyl liners**

 **Floor tile deep cleaned, stripped, resealed**

 **New custom Roman shades**

 **New garbage recycle slider cabinet built-n**

 **New pendant light fixtures**

**Existing stainless Jenn Aire double ovens, Viking gas rangetop. Dishwasher three years old, Samsung French door refrigerator 3 years old.**

**Bar area:**

**New black granite countertop**

**Tile surround with accent trim**

**Floor sanded and reconditioned**

**New beveled mirror back**

**New wine cooler**

**New sliding multipurpose double bin: (garbage, recycle, beverage ice cooler etc)**

**New hardware soft close drawer slides**

**New faucet**

**Jack and Jill Bathroom: Complete renovation: New waterproof wallboard, tile surround walls, tube-to-ceiling tiled shower with niche, frameless glass shower enclosure, light fixtures, mirror, Restoration Hardware pulls, black granite countertop, sink, plumbing fixtures, rain showerhead, toilet, new solid wood doors and hardware**

**Masterbath: Remodeled: travertine tile floor, new tile shower pan. Reglazed high flow Jacuzzi tub, travertine tub and sink surrounds, new toilets, 4 new framed, beveled mirrors, new beveled glass medicine cabinets, new frameless glass double shower enclosure, new dark bronze plumbing fixtures with double rainshower heads.**

 **Design chandelier (will not be sold with house, gift from owners children). Dark bronze replacement chandelier available. New gamboled recessed lighting, vent fans**

**Window**

**Treatments: New oil-rubbed bronze drapery hardware with new natural, heavy linen lined blackout drapes**

**Living room: 108 “ to ceiling**

**Front bedroom: 108”**

**Dining room: 84”**

**Family room: 84”**

**Bedrooms: 84”**

**Master bedroom: Repainted, reconditioned plantation shutters, new French door trim, hardware, threshholds**

**Hardwood floors: Family room white oak floor refinished and clear coated**

**Hardwood stairs: Maple cleaned, sanded and clear coated**

**Hardwood hallways: Deep cleaned and polished**

**New Lennox high efficiency furnace on West side of house on Dec 2013**

**East furnace with new thermostats, filters, and reconditioned. Functions perfectly.**

**All new bronze door handles, locks, hardware throughout home.**