

1717 Addison Road, Palos Verdes Estates Renovations completed as of 12/1/2022

EXTERIOR

- *Designer cement tile roof
- *Benjamin Moore paint on entire exterior
- *Swimming pool renovation including new Pebble Tec plastering with added blue glass highlights, complementary tile and stair highlights, plumbing lines, gas pool heater, LED lighting, salt water system.
- *Back and side yard cedar grape stake fencing
- *Backyard LED lighting on timers
- *Backyard Solid stone planter walls and steps
- *Updated front lighting
- *Mailbox

MECHANICAL/PLUMBING/ELECTRICAL SYSTEMS

- *Central air conditioning
- *Gas Furnace
- *Copper Plumbing
- *Tesla Charging Station
- *On-demand gas hot water heater
- *Exterior faucet bibs
- *Water pressure regulator
- *Whole house water filtration system
- *Hot water circulation system
- *All wood windows completely restored by the Window Restoration Company
- *Smoke/CO2 Detectors
- *Ring Cameras and doorbells

GARAGE

- *Epoxy floor
- *Wood privacy window
- *Custom adjustable storage cabinets
- *Finished walls with Benjamin Moore paint
- *Decora outlets and switches
- *Side Door with custom Baldwin pewter hardware
- *Exterior garage door keypad
- *LED lighting

LAUNDRY/PANTRY ROOM

- *Gas dryer plumbing
- *Red oak 2" plank flooring
- *Custom pantry storage
- *Recessed lighting
- *Decora outlets and switches
- *Dutch door with custom Baldwin pewter hardware
- *Utility sink with tile backsplash and nickel faucet
- *Benjamin Moore paint

KITCHEN

- *White shaker cabinets
- *Custom quartz countertops
- *Red oak 2" plank flooring
- *Thermador 36" gas range and oven
- *Tile backsplash and accent wall
- *Wood range hood
- *Pot filler
- *Thermador Built-in microwave drawer
- *Thermador dishwasher
- *Sink, commercial-style faucet, garbage disposal
- *Cordless, top down, bottom up light filtering shades
- *Recessed LED lighting
- *Benjamin Moore paint
- *Decora outlets and dimmer switches
- *Solid wood baseboards
- *Open up walls and doorways

DINING ROOM

- *Refinished red oak floors
- *Chandelier LED
- *Recessed LED lighting
- *Decora outlets and dimmer switches
- *Cordless, top down, bottom up light filtering shades
- *Benjamin Moore paint
- *Solid wood baseboards and window trim

LIVING ROOM

- *Tile fireplace and hearth
- *Gas log set and gas valve
- *Custom wood mantle
- *Recessed LED lighting
- *Refinished red oak floors
- *Open concept with recessed header
- *Decora outlets and dimmer switches
- *Solid wood baseboards and window trim
- *Benjamin Moore paint

NEW PERMITTED FAMILY ROOM

- *Wood accent wall
- *Recessed LED lighting
- *Matthews Fan Co. ceiling fan with wall adjustable wall switch
- *Luxury Vinyl wood flooring
- *Benjamin Moore paint
- *Solid wood baseboards and window trim
- *Sliding door to pool
- *Decora outlets and dimmer switches
- *Ceiling speakers set up for Dolby Atmos home theater

NEW PERMITTED THIRD BEDROOM

- *Wood accent wall
- *Recessed LED lightning
- *Matthews Fan Co. ceiling fan with wall adjustable wall switch
- *Custom closet storage
- *Luxury vinyl wood flooring
- *Solid wood baseboards and window trim
- *Designer privacy-glass door with custom Baldwin pewter hardware
- *Decora outlets and dimmer switches
- *Benjamin Moore paint

NEW PERMITTED GUEST BATHROOM

- *Two privacy, glass doors with custom Baldwin pewter hardware
- *Refinished red oak floors
- *Solid wood accent wall
- *Tile accent wall
- *Custom tile shower
- *Toto toilet with Washlet seat
- *James Martin vanity with quartz countertop
- *Vanity light
- *Vanity mirror
- *Recessed LED lighting
- *Two whisper quiet exhaust fans
- *Decora outlets and dimmer switches
- *Benjamin Moore paint

MASTER BEDROOM

- *Custom walk-in closet with custom shelving
- *Doors with custom Baldwin pewter hardware
- *Refinished red oak floors
- *Matthews Fan Co. ceiling fan
- *Solid wood baseboards and window trim
- *Custom wall closet with 8' privacy glass sliding doors
- *Recessed LED ceiling and bed reading lighting
- *Decora outlets and dimmer switches
- *Benjamin Moore paint

MASTER BATHROOM

- *Matching James Martin vanities with custom quartz vanities
- *Custom tile floors and walls
- *Wet room with glass splash guard, large soaker tub and curbless shower
- *Recessed LED lighting and vanity wall sconces
- *Shower vent fan, additional vent fan with heater
- *Custom vanity mirrors
- *Kohler Veil Intelligent one piece toilet
- *Newport Brass fixtures throughout
- *Privacy glass pocket door
- *Decora outlets and dimmer switches

*Benjamin Moore paint
GUEST BEDROOM W/ ENSUITE

- *Custom wall closets with 8' privacy glass sliding doors
- *Refinished red oak floors
- *Recessed LED ceiling and bed reading lighting
- *Matthews Fan Co. ceiling fan
- *Doors with custom Baldwin pewter hardware
- *Tile floor and shower in ensuite
- *Pedestal sink and faucet
- *Medicine cabinet
- *Vanity lights, fan and heaters
- *Solid wood baseboards and window trim
- *Decora outlets and dimmer switches
- *Benjamin Moore paint