

2251 Grenadier Updated House Features and Details

- 1) Unobstructed 180 degree+ ocean, coastline and Catalina views.
- 2) Remodel completed in 2020
- 3) 4 bedrooms and 3 1/2 bathrooms
- 4) Custom Lunada Bay tiles throughout the house
Kitchen Tommy Bahama Tile Collection
LG Appliances
Zephyr Cooktop Hood
Thor Cooktop
- 5) 2020 Commercial size tankless water heater with built in re-circulating pump
- 6) New electrical panel
- 7) Kohler plumbing fixtures throughout the house
- 8) Villeroy & Boch Farm sink
- 9) Shiplap in Living Room and Hallway
Added molding around walls and windows throughout the house.
Battan Board with Belly Bands in the stairway with staircase lighting
- 10) Refaced Living Room fireplace with a Neolith Spanish porcelain surface
- 11) Expanded deck off living room with water, gas, electricity and tempered glass enclosure
- 12) 3 separate zones for A/C and Heating – zoned to each floor
permanent electric filter
- 13) Many windows and sliders have been replaced
- 14) Front Entry Trex deck and redwood staircase down to lower-level entrance

- 15) Street to street lot; house is at the end of a cul-de-sac
- 16) Built in 1991 with multiple caissons down to bedrock
- 17) 4 zone speaker splitter for Patio, LR, Kitchen and Dining Room
- 18) Deck has gas, electric and water connectivity. Deck glass tempered and built as high as the city permits
- 19) Main Bedroom all new windows
- 20) Main Bathroom – Kohler fixtures, neolith spanish porcelain surface, shower surround marble
- 21) Approximately 40% of the outside siding is new
- 22) Ring camera outside of the guest bedroom is hardwired with motion detection and camera.
- 23) Peninsula native planting with pampas grass
- 24) Home meets current earthquake standards
- 25) Frank Lloyd Wright design inspired living room ceiling beams
- 26) LED lighting throughout the house