

6224 Ocean Terrace
Rancho Palos Verdes
Seller's List of Improvements in 2021 - 2024

Exterior:

- New custom-made fences around the house
- New automatic entrance gates to the property
- New landscape around the house with many fruit-yielding trees, such as apples, peach, lemon, lime, orange, red orange, passion fruit and persimmons
- New stucco on exterior walls
- All new dusk to dawn light sensor wall sconces
- All new exterior lights on timer control (currently set from 5pm – 3am)
- New exterior glass railings have LED lights underneath the stainless steel handles
- New and expanded view deck has Starphire glass railings, travertine floors, new water fountain and a flower garden
- Other exterior deck floors are also resurfaced with travertine stone tiles
- Side pathways are resurfaced with limestone
- Resurfaced swimming pool with new pool equipment, heater and waterfall
- Redo fountain in Porte Cache

Interior:

- Custom pivoted 4” thick steel entrance door decorated with in-set LED light weights 2,000lb and costs \$40,000
- New recessed lights throughout the house
- All glass railings are made with half inch Starphire fire resistant glass with stainless steel railings
- All new interior doors with extended height, adorned with high end handles that costs \$900 each
- All windows and sliding doors imported from Germany
- Custom drapery
- Remodeled Kitchen (see below)
- All bathrooms are remodeled with marble floor, wall and counter. Showers are Starphire Glass
- All closets and wardrobes are custom made with hardwood

Living Room:

- Fireplace is re-designed with marble slab
- New panoramic folding doors open fully to view deck

Family Room:

- New wet bar with wine fridge
- New resurfaced fireplace with built in cabinets on both sides

Dining Room:

- New crystal chandelier
- New built-in China cabinet

Kitchen:

- Expansive use of marble countertops
- All custom-made hardwood cabinets
- High end Vikings stainless steel appliances include double size refrigerator, 6 burner cooking range, rangehood, double oven and dishwasher
- Large window by the sink can be opened and used as a pass-through to the outside
- New walk-in pantry with new electrical sub-panel

Primary Bedroom Suites:

- Remodeled primary bathroom with expansive use of marble slabs, 2 sink vanities, separate steam room with Starphire Glass, shower with Starphire Glass and double rain shower head, and free-standing tub, SN Porcelanosa brand toilet imported from Spain and Toto bidet.
- 2 walk-in closets – one with a closet system and another has mirrored display shelves.

Laundry Room:

- New cabinets with marble countertop

2 Garages:

- New garage door
- Epoxy floors
- Custom storage cabinets

Bonus Room Above Garage:

- Built-in dry bar with wine fridge
- Remodeled bathroom with marble floor, wall and counter
- New wood floor, custom drapery
- New interior and exterior doors and stair railings to match the main house

New 3/4 Bathroom next to Swimming Pool

Mechanical:

- New plumbing and electrical throughout the house
- 3 new HVAC units
- New electrical panels
- 2 new 50 gallon water heaters with pump for immediate hot water access in each faucet
- 12 security cameras around the exterior of the house, controlled by wifi
- New roof costs \$80,000
- Wire for alarm