**1220 Cypress Avenue, Hermosa Beach, CA 90254**

**Overall Features throughout the home:**

* White Oak Hardwood floors with Oil Finish
* International custom windows w/ aluminum framing
* Very high ceilings w/ Recessed lighting and speakers installed
* Pre-wired Cat 6 wiring, cable and internet ready
* Travertine Marble gas Superior Fireplace with crystal interior and built in media cabinet.
* Nana type folding door systems from living room to deck
* Dexotex coating on living area deck and roof top deck
* Wrought iron and white oak staircase in 3 story foyer
* Maytag forced air gas heating system in garage
* Noritz tank-less water heater
* Tile floor in Bonus room and extra storage under staircase
* California custom lift - 3 stop elevator
* Ceasarstone and marble Countertops throughout
* Hansgrohe Plumbing Fixtures
* 2 ½ car garage with additional exterior dual closet
* Designer porcelain tile and custom cabinets
* Security System installed
* Air Conditioner ready
* Solid wood doors throughout

**Kitchen features:**

* Thermador Refrigerator with Lower Freezer
* Thermador professional 6 burner range w/ hood vent
* Sharp insight pro microwave drawer
* Bosch Silence Plus 44 Dishwasher
* Stainless 30" sink in kitchen with Hansgrohe faucet
* Insinkerator disposal
* Custom wood cabinetry with self-closing drawers
* Ceasarstone countertops
* Large center island w/ breakfast seating area
* Tile back splash with under cabinet lighting
* Walk in pantry with shelving units

**Master Retreat & Bedroom & Bathroom features:**

* Dual shower heads in master bath
* Freestanding luxurious bathtub In master bath
* Hansgrohe faucets
* Low flow Icera and Toto toilets
* 2 of 3 bedrooms have walk in closets, all bedroom closets have shelving and drawers installed
* Long Dual Vanity, Ceasarstone counters, custom cabinets in master bath
* Hydro Systems deep bathtub in hall bathroom
* Artisan sinks in bathrooms
* Censored lighting systems

**HOA: 1220 Cypress**
* $291. HOA Dues per month, include insurance, landscape maintenance, electricity for common area lighting and the sump pumps; reserves for paint and stain, roof, outside light fixtures, sump pumps; annual inspection of roof, balconies/decks, planters (for possible water intrusion).

Trash and recycling will be paid for individually.  Each unit has its own water meter and there is no common water meter.

All information deemed reliable though not guaranteed