**6106 Via Subida, Rancho Palos Verdes, CA 90275**

**Home of Paula Moore**

**HIGHLIGHTS AND SPECIAL FEATURES:**

* Gated estate, providing complete privacy, on over one acre of useable land, on five levels. 500 feet of walking pathways surround the estate.
* Remote entry gate to the property is of beautifully designed wrought iron. Near the gate is a custom-built security mailbox of PV stone.
* Built in 1970
* Views from Hollywood to Dana Point
* Property is surrounded by lush trees. Exquisite landscape design is professionally maintained by an award-winning landscape company (Zone 24 Landscaping, Inc.)
* Water features: stunning hillside natural-looking, recirculating waterfall; smaller waterfall at mid-level with stream flowing into water garden fish pond at the bottom level; tranquil bubbling vase fountain at lower patio level; 3-tier poolside fountain
* Multiple patios and distinctive entertaining areas
* Fully-finished, subterranean wine cellar with “secret passageway” down hidden staircase accessed from viewing deck; redwood ceiling and custom details including hand-painted vineyard mural
* Full camera and automated security (ADT Security System); Nutone interior intercom system,
* Central air units (2) and forced-air heating, with split system in two separate zones
* All interior doors were upgraded to panel doors with new hardware.
* There is recessed lighting throughout the interior of the home.

**THE HOME**

* 4,436 sq. ft., tri-level home on 1.07 acres
* Red-tile roof
* Exterior material: stucco and PV stone
* 5 bedrooms, 5.5 baths (half bath at the entry, pool bath (with door to the exterior plus 3 others)
* Living room, family room, dining room, huge kitchen with custom cabinets, laundry room with secondary refrigerator space, 1 master bedroom and 4 regular bedrooms.
* Ceramic tile, hardwood and carpeted floors
* Top Level:
	+ Master bedroom with private balcony overlooking expansive view; master bath with two sinks, large soaking tub and separate shower; walk-in closet with mirrored door; wall-mounted flat-screen TV in master bedroom
	+ Bedroom #1 – large, custom triple-mirrored sliding closet doors; windows on two walls facing tranquil waterfall view and lush green foliage and trees
	+ Bedroom #2 – custom mirrored sliding closet doors
	+ Tiled bathroom with shower and double vessel sinks
* Main Level:
	+ Double entry doors of solid mahogany with beveled privacy glass and above-door beveled-glass transom window
	+ Durable ceramic tile entryway
	+ Half bath near front door
	+ Living Room (step down)
		- Vaulted ceilings
		- Magnificent PV Stone Fireplace
		- Floor to ceiling east-facing view windows covered in neutral-colored Hunter Douglas Honeycomb Shades with motorized lifting system in main view windows
		- Custom ornate ironwork railings
* Kitchen
* Views through all windows: Los Angeles, mountains, harbors and/or Miraleste Hills
	+ - Built-in appliances: GE Monogram refrigerator with custom cabinetry fronts; Miele dishwasher; Kitchen Aid Superba double gas oven (with convection feature); GE microwave; Kitchen Aid 5-burner stove top; Thermador warming drawer; Kitchen Aid trash compactor
		- Granite countertops
		- Solid oak hardwood floors
		- Huge center island with eat-in lower section
		- Custom cabinetry finished in high-endurance commercial paint product
		- Built-in desk with file drawer
		- Lighted display cabinet and under-cabinet lighting throughout
		- Triple-sink with water filter
	+ Dining Room flows from the kitchen and living room areas; features two view windows.
		- Solid oak hardwood floor
	+ Laundry Room
		- Huge laundry/utility room with upper and lower cabinets throughout. Enclosed space for second refrigerator, long workspace counter, deep utility sink next to washer/dryer.
		- One exterior door and small window
	+ Huge Bonus Room between the garage and laundry room. (Currently serves as working office space, but originally designed to accommodate a workshop. Could be a game room; easily would accommodate a pool table or private studio space or mother-in-law room.)
		- Wall-to-wall carpeting
		- Private bathroom with tiled shower
		- Glass door to outside patio
		- Door that leads to direct access of the garage
* Lower Level:
	+ Family Room
		- PV stone fireplace
		- Hardwood floors
		- Samsung big screen TV in built-in Cherrywood entertainment center
		- Wet bar in Cherrywood with lighted display cabinet and wall-mounted Samsung flatscreen TV. Built-in wine refrigerator.
		- Glass doors overlooking view, lower patio and bubbling vase fountain
	+ Bathroom #1 is tiled with double sinks, tub/shower combination and serves as a “pool” bathroom since there is a door that accesses outside. Tile floor.
	+ Bathroom #2 (smaller) has tiled shower with granite sinktop. Tile floor.
	+ Bedroom #1 (carpeted) has a long, built-in closet and two-sided windows facing tranquil green foliage and front waterfall entrance. Includes wall-mounted flatscreen TV.
	+ Bedroom #2 (carpeted) has a large walk-in closet.

**OUTSIDE – Yards**

* Lower level: 4-hole professionally-designed putting green on artificial turf; screened-in octagonal gazebo overlooking waterfall, stream and fish pond/”water garden”; mature fruit and avocado trees.
* Second level: waterfall and stream, flowing into lower level fish pond; rose garden surrounded by meticulously manicured Boxwood hedges in the style of an English garden, flanked by two climbing rose covered garden arbors at each end; circular gas fire pit with stonewall seating; detached pool room for equipment and storage; parking for 2 cars at this level
* Grand staircase leads to mid-level yard with totally private pool and jacuzzi overlooking breathtaking views of Los Angeles, the Hollywood sign, Long Beach and Los Angeles Harbors, and down to Dana Point; outdoor gas fireplace and poolside gazebo adjacent to pool.
* 300-foot driveway leads to the home level. There is a large level turn-around area with ample parking for multiple cars at the front entrance. Front door is mahogany with beveled glass design. On the north side of the house, large viewing deck adjacent to BBQ center with granite countertops, Alfresco Gourmet BBQ grill, built-in with stainless sink, ice chest, drawers, cabinets and trash receptacle. Bar seating for 6-8. Subterranean wine cellar can be accessed from viewing deck down a “secret passageway” or down staircase to “speakeasy” door below.
* Upper bluff has a natural forest setting with Pergola patio area that takes in expansive views of the cruise terminals in the Los Angeles harbor and beyond to the mountains

**Additional Yard Features:**

* 110 and low-voltage lighting throughout the outdoor spaces
* Automated sprinkler system
* Fully fenced property plus additional fencing within specific zones
* Outside sound system throughout the yards

**GARAGE**

* Professionally finished 725 sq. ft. garage featuring Garage Envy Storage Systems (including custom work bench) and beautiful epoxy floors.
* Automatic garage doors, with remote and built-in controls
* Attached large-dog condo
* Detached custom-built, locking storage shed
* Gated service area for catering, maids, etc.

**EXTRAS:**

* Generac backup generator (17kW, 60Hz) programmed to start within seconds of a power outage
* ePipe epoxy barrier coating applied in November 2016 for lead-free, leak free pipe protection. 10-year warranty ($20,000, I think)
* 2017 application of sleeve-coating of outgoing drain pipes and installation of two additional “clean out” access points (cost was $40-50,000, I think)
* Cox Cable