

FEATURES & NOTABLES

1. Best Unit in the community! Unobstructed Ocean Views from 2 Bedrooms and Living Room.
2. One of only two units with complete privacy on greenbelt, no pool noise or access in front.
3. Two blocks from the beach, Riviera Village, grocery stores, shops, bars & boutiques.
4. New hardwood floors throughout: living room, dining room, bonus room, stairs
5. Custom granite tops in living room, stairs and kitchen.
6. New wool berber carpet installed last year from stairs to all three bedrooms.
7. **KITCHEN** completely remodeled and closing off bathroom to kitchen layout.
8. Heated kitchen (and master bathroom) floors
9. High-End Thermador appliances: oven, stove top, warmer, microwave, dishwasher.
10. Built in Bosch Coffee machine prep area & wine refrigerator
11. Limestone kitchen tile
12. Custom storage area in kitchen with bench seating area
13. **LARGE LIVING ROOM** w/ massive cathedral ceilings... Picture frame TV
14. Custom cabinet in living room, bar area, entire kitchen remodeled with new layout.
15. New Marble Fireplace
16. Built in living room shelves
17. Custom inlaid glass in living room and kitchen.
18. All new custom iron rod railings throughout house with premium wood.
19. Extended living room space and added pony wall for better seating
20. **BONUS ROOM** with custom panel walls (could be 4th Bedroom)
21. Under-stairs bonus door-room for cat litter space includes electrical outlet
22. **GARAGE** Custom cabinets and benches tops - tons off storage
23. Garaged floor new inlaid flooring
24. Garage has extra storage area above cars
25. Newer Washer & Dryer
26. **MASTER BEDROOM** window ADDED in renovation to increase view from PV to Malibu.
27. Safe in master bedroom
28. Master bedroom premium white wooden shutters..Ceiling fan/ light
29. Custom marble **MASTER BATHROOM** with tiled wall and ceiling, spa atmosphere.
30. Custom cabinet in master bathroom and custom walk in closet
31. Custom glass pocket doors in Master-bathroom and closet area
32. Custom jacuzzi tub added, with two premium with shower heads
33. Marble tile in all bathroom floors.
34. Custom **GUEST BATHROOM** with new steam shower, and double shower and jets
35. Guest bath steam shower
36. All toilets moved for better layout and design with new sink & cabinets.
37. Guest room with custom cabinet's
38. All lighting is custom throughout the house; All on dimmers. (Hall lighting sconces)
39. All walls rounded European curved siding.
40. Premium electric shades with remotes (Living Room & Kitchen)
41. Heater and AC installed
42. Turf & succulent area in front of living room view for garden atmosphere
43. PAID in FULL - HOA Assessment \$75,000 (mid 2010s) - NEW: windows, paint, roof, exterior etc
44. ADT alarm system wired .. controls master bd/ living room and garage