

Upgrades for 8 Burrell Ln

Kitchen & Great Room

- **White Oak Cabinetry:** Custom-built with soft-close runners and hinges.
- **Glass Cabinet Doors:** Custom metal frames featuring clear glass panels.
- **Removable Upper Cabinet:** Designed for easy removal to fit a professional-sized refrigerator/freezer.
- **Quartz Countertops:** Premium stone surfaces installed throughout the main kitchen area.
- **Hestan Gas Range:** Professional 4-burner model featuring a commercial-grade stainless steel griddle, convection oven, and backlit control knobs.
- **Hestan Range Hood:** Premium under-cabinet ventilation system.
- **Walnut Island Cabinetry:** Custom walnut woodwork on the center island.
- **Matrix Leather Granite:** Premium, durable 100% natural stone with a unique leather-textured matte look on the center island.
- **Hestan Drawer Microwave:** Built-in island microwave with specialized keep-warm settings.
- **Fisher & Paykel Dishwasher:** Premium double-drawer layout for flexible washing.
- **Indoor/Outdoor Bi-Fold Doors:** Large glass doors creating a seamless transition to the exterior.

Wet Bar

- **Stain-Grade Walnut Cabinetry:** Custom wood cabinets.
- **Matrix Leather Granite:** Textured, natural granite countertop matching the kitchen island.
- **Premium Appliances:** Dedicated built-in ice maker and a wine/beverage refrigerator.
- **Hidden Faucet & Sink:** Streamlined design that conceals the wet bar plumbing.
- **Glass Tile Backsplash:** Designer glass mosaic wall tiling.

Powder Room

- **Artisan Cabinetry:** White cabinets featuring Mother of Pearl doors and handcrafted artisan glass hardware.
- **Handcrafted Glass Sink:** One-of-a-kind, artisan-made vessel with natural, unique glass markings.
- **Perrin & Rowe Faucet:** High-end English Gold finish hardware.
- **Mother of Pearl Accent Wall:** Entire accent wall finished in natural Mother of Pearl mosaic tile.
- **Dolomite Mosaic Flooring:** Natural stone dolomite tile floor.
- **Custom Paint Finish:** Specialty paint application on the remaining walls.

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Laundry Room

- **Pasadena Showcase Backsplash:** Designer glass mosaic tile backdrop.
- **Multi-Functional Cabinets:** Custom storage configured with open lower space for a laundry basket or pet bed.
- **Cast-Iron Laundry Sink:** Original porcelain enamel cast-iron basin, versatile for laundry and pet rinsing.
- **Pet Grooming Faucet:** Commercial, wall-mounted pull-down faucet.
- **Polished Marble Flooring:** Elegant marble mosaic tile floors with matching marble baseboards.
- **GE Laundry Appliances:** Premium stackable washer and dryer set.

3/4 Bathroom

- **Thassos Marble Shower:** Premium white marble walls featuring water-jet mosaic detailing.
- **Curbless Shower Access:** Flush, zero-threshold transition designed for handicap accessibility.
- **Marble Countertop:** Custom-cut marble vanity top.
- **Marble Flooring:** Natural marble tile floors.

Primary Bathroom & Closet

- **Thassos Marble Accent Slab:** Elegant, solid white Thassos marble slab backing the shower and tub wall.
- **Raised Tub Platform:** Elevated flooring specifically positioned to maximize scenic views from the bathtub.
- **Dual Vanity Cabinetry:** Custom-built double sink storage.
- **Custom Stone Countertop:** Premium natural stone vanity surface.
- **Bidet Toilet:** Upgraded smart plumbing fixture.
- **Porcelain Flooring:** High-durability porcelain tile floors.
- **Custom Built-In Closet:** Tailored organizational shelving and hanging storage in the primary bedroom closet.

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Interior Details & Flooring

- **Prime AB-Grade Hardwood:** Highest-tier prefinished engineered real wood flooring, carefully selected for minimal natural defects and uniform color.
- **New Carpeting:** Premium replacement carpet in designated areas.
- **Custom Metal Work:** Architectural custom metal entry doors and a matching custom metal staircase railing.
- **Stone Fireplace Surround:** New stone masonry surrounding the hearth.
- **Refinished Office Cabinetry:** Refreshed millwork in the home office.
- **Walkway Optimization:** Permanently closed off the former walkway between the office and bedroom to maximize closet wall space.

Exterior & Landscaping

- **Santa Barbara Stucco:** Premium, cement-based smooth coat finish reminiscent of historical Santa Barbara architecture, formulated to prevent cracking.
- **Architectural Entry Wall:** Old wrought-iron fencing and gate removed; replaced with a structural stucco wall featuring integrated lighting.
- **Stationary Closet Windows:** Added single-light architectural windows upstairs to bring natural daylight into the primary closet.
- **Upgraded Light Fixtures:** Complete replacement of all exterior lighting units.
- **Porcelain Tile Entry:** Elegant porcelain tile flooring installed at the front home entrance.
- **Stained Driveway:** Aesthetic color-stain treatment applied to the concrete driveway.
- **Irrigation Overhaul:** Full replacement of broken sprinkler pipes and broken sprinkler heads alongside minor landscaping enhancements.