Sophisticated Upgrades by Present Owner

1557 Via Lopez, PVE

**INTERIOR**

**Remodeled & Expanded Kitchen-2003**

6-Burner Wolf Commercial Stove with Griddle, Double Ovens &, Warming Drawer

 Side-by-Side Sub Zero Refrigerator-Freezer with Double Drawers + Wine Refrigerator

 Two Dishwashers (Fisher-Paykel & Kitchen Aid)

 Custom Brazilian Cherry Cabinetry with Generous Self-Closing Drawers, Pull-Out Cutting

 Boards & Pantry

 Massive Granite Island with Copper Vegetable Sink

 Extra Large Double Farmer’s Sink

 Exquisite Moldings

 Garden Window

 Trash Compactor & Recycle Station

 Water Filtration System that Extends to Ice Maker

Raised Ceiling in Breakfast Area and Added Lighted Dome & Display Cabinets

**Laundry Room-2003**

Matching Brazilian Cherry Cabinetry

 Large Sink

 Laundry Chute

 Pull-Out Ironing Board

**All Baths Luxuriously Remodeled**

 Created Magnificent Master Bathroom, including Spa Tub, Sauna, Bidet, Stone Floors-2008

 Upstairs Hall Bath-2008

 Maid’s Room-2015

 Jack & Jill-2015

 Powder Room with Lighted Dome & Marble Floors-2003

**No Expense Spared Remodel of Master Bedroom Suite-2008**

 Mini-Kitchen with Dishwasher, Refrigerator, Sink

 Fabulous Custom Closets by California Closets

 Added Fireplace Hearth and Gas Logs

**Elegantly Enhanced Living Room**

Installed Lavish Fireplace Mantle, Highlighted by Tiger Wood & Burled Walnut

 Installed Gas Logs

 Opened Living Room to Garden Room

**Replicated Opulent Hotel Bel Air Bar**

 Utilized Exotic Woods, Black Granite, Rich Walnut Cabinets

 Included Separate U-Line Refrigerator & Ice Maker

**Upgraded Family Room**

Enhanced with Rich Brazilian Cherry Built-Ins

Installed Temperature Controlled Salt-Water Aquariums

 Added Fireplace Mantle

**Created Executive Library**

Matching Cabinetry in Upper Cabinets

 Roll-Out Shelves in Lower Cabinets

 Refinished All Paneling, Existing Cabinetry & Coffered Ceiling Panels

 Added Second Phone Line for Fax Machine

**Replaced Most Flooring**

Added Travertine Floors in Entry, Front Stairway, Hallways & Most Bathrooms

 Installed Marble floors in Powder Room

 Installed Hardwood-Family Rm, Kitchen, Library, Garden Rm/Bar, Upstairs Hall, Master Bedroom

Refinished Hardwood-Living Room, Dining Room

**Other**

 Added All Recessed Lighting, Sconces; Replaced All Other Light Fixtures on Interior & Exterior

 Installed Custom Window Treatments Throughout

 Repainted Entire Home with Designer Paint Colors

 Refinished All Ceiling Beams

 Installed Surround Sound Systems- All Major Downstairs Rooms + Bonus Rm & Master Suite Upstairs

 Added Decorative Stenciling/Molding-Dining Room Ceiling

 Installed Upstairs Hall Cabinetry, including Hidden Clothes Chute Cabinet

 Replaced Water Heater-Approximately 2007

 Replaced Electrical Panels in Upper Hall & Garage-2008

 Replaced Dual Heating Systems, adding Programmable Thermostats-2009

 Added Dual Air Conditioning Systems-2009

 Added Additional Shelving in Wine Cellar—Now Holds Approximately 400 Bottles

Installed Retractable Screens on Some French Doors

 Replaced One Garage Opener

 Upgraded Security System with Inside Motion Detectors & Lower Window Wiring-2013

**EXTERIOR**

 Installed Intricate Wrought Iron Courtyard Gates & Front Doors

 Added Travertine to Exterior Entry Porch & Stairway

 Re-plastered Pool & Spa-2006

 Added Fountains at Pool & Back Patio-2006

 Added Built-In BBQ & Sink-2006

 Added Fountains at Pool & Back Patio-2006

 Re-landscaped Rear Yard-2006

 Installed Childproof Fencing for Pool

 Added Outdoor Heaters with Gas Line

 Replaced Front Balcony with Trek, adding Drip system-2010

 Re-landscaped Front Yard-2010

 Added Landscape Lighting with Timers-2012

 Replaced Pool Heater/Pump, Adding Remote Controls-2014