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