

2009 PINE AVENUE- MANHATTAN BEACH
"Designed for Entertaining!"
LIST OF CUSTOM FEATURES

CUSTOM FEATURES THROUGHOUT THE HOME

7" Wide French Oak Hardwood Floors

Sierra Pacific Crank Casement Dual Glazed Windows- Open to Capture Cool Ocean Breeze

All Custom Solid Wood 8' Doors with Triple Sanded Deluxe Finish

Kohler High Quality Faucet, Shower and Bath Fixtures

Custom Handcrafted Solid Wood Built In Cabinets with Self-Closing Hinges and Drawers

Custom Solid Wood Baseboards and Window Casings

Dual Zone HVAC for Separate Upstairs and Downstairs Control

Pre-Wired for "Smart Home" supporting the popular X10 and Insteon protocols

Pre-Wired for Surround Sound Speakers in Great Room and MBR

Entire Home Pre-Wired for Whole Home Audio System

All Bedrooms and Basement Pre-Wired for TV's

Motion Detection Lights in all Bathrooms

Pre-Installed Motion Detection Outside Security Cameras

All Exterior Window Frames and Fixtures are topped with Copper to reduce corrosion from salt air and dew

Quality Landscaping with Drip and Automated Irrigation

Side Gates with Key Pad Entry

FIRST FLOOR

ROOM	CUSTOM FEATURE	NOTES
	All First Floor doors have Transom Windows 11' Ceilings Throughout the First Floor- creates open feel	
ENTRY	<ul style="list-style-type: none"> ● Custom Blue Stone Entry with Landscaping ● Custom Dutch Door with Glass and high-quality lock hardware 	
DINING ROOM	<ul style="list-style-type: none"> ● Vaulted Ceiling with Custom Wood Feature ● 11' Ceiling ● High Quality Sierra Pacific Casement Crank Windows 	
BR #1/OFFICE & BATH #1	<ul style="list-style-type: none"> ● Closet with Custom Built In Shelving ● Bathroom features Custom Tile and High Quality Kohler Fixtures ● Seamless Shower Door 	
GREAT ROOM	<ul style="list-style-type: none"> ● 14' Wide x 10' High Custom "Cantina" Folding Door provides maximum opening to outside Covered Patio, expanding the living area ● 400 Square Feet ● Granite Fireplace face with Custom Tapered Seams ● Custom built in cabinets on both sides of the fireplace ● Prewired for Surround Sound Speakers- Note 5 Solid Faceplates 	

KITCHEN/NOOK	<ul style="list-style-type: none"> ●Kitchen Island is full granite with Waterfall sides- measures 10.5' Long x 3.5' Wide ●High Quality Kohler Faucet and Sink- Please note inside drying rack ●Abundant Custom Solid Wood Cabinets and Storage Space with Stained Finish ●Under Cabinet Lighting and Outlets provide a clean look ●All Drawers feature high quality Rabbet Drawer Joints ●All Drawers and Cabinet Doors feature Self-Closing Hinges ●Bertazzoni- Professional Series 48" All-Gas Range with dual convection fan, 6 Brass Burners, Side Griddle and Warmer Oven ●Retractable Pot Filler Water Faucet ●High Quality Bosch Built In Microwave Oven ●High Quality Bosch Built In Steam/Convection Oven ●48" Wide, Built In High Quality Jenn-Air Refrigerator and Freezer with Custom Wood Panels to match cabinets ●Bosch Dishwasher Ultra-Quiet Benchmark® Series with Custom Wood Panels to match cabinets ●Full Size Pantry with Oversize Shelves to accommodate larger boxes- Transom Window Above Door ●8' Wide x 9' High Retractable Door allows maximum access to back yard and BBQ Area- maximizes Ocean Breeze ●Custom Tile and Backsplash Throughout 	
BACKYARD PATIO	<ul style="list-style-type: none"> ●High Quality Built In DCS Bar-B-Q Series 7, 48" Grill with Rotisserie, Smoker and Secondary cooking surface ●25,000 BTU/HR total power per burner provides heat control from 300°F to 1100°F ●Stadium-style hood lights and bezel lit control dials ●Easy lifting hood and storage for racks and tools ●Built In 24" Outdoor Refrigerator and Undercounter Storage ●Covered Patio with Built In, Low Profile Outdoor Heaters ●Custom Landscaping with Automated Irrigation ●High Quality Artificial Turf ●Custom Acid Washed Concrete Hardscape ●High Quality Border Fencing with Custom Stucco finish ●Side Gates with Key Pad Entry 	

SECOND FLOOR		
ROOM	CUSTOM FEATURE	NOTES
	Custom Tongue in Groove Wall in Stairwell	
HALLWAY	<ul style="list-style-type: none"> ●Extra Custom Built In Cabinets with Undershelf Lighting ●Two Skylights offer maximum natural light 	
LAUNDRY ROOM	<ul style="list-style-type: none"> ●Built In Sink and Custom Cabinets ●Custom Tile Floor 	
BR #2- NE & BATH #2	<ul style="list-style-type: none"> ●12' by 12.5' ●Private Bathroom with Custom Tile, Floating Shower Door and High Quality Kohler Fixtures ●Closet with Pocket Door and Custom Shelving ●Vaulted Ceiling Pre-Wired for Whole Home Audio System ●East Facing Private Outdoor Patio with Two French Doors and Porcelain Tile Floor ●Convenient Water Spigot on Patio 	
BR #3- SE & BATH #3	<ul style="list-style-type: none"> ●12' by 12' ●Jack and Jill Bathroom with Custom Tile, Granite Counter, High Quality Kohler Fixtures, Pocket BR Doors and Custom Soft-Closing Barn Door ●Double Door Closet with Custom Shelving ●Vaulted Ceiling Pre-Wired for Whole Home Audio System ●East Facing Private Outdoor Patio with Two French Doors and Porcelain Tile Floor ●Custom Louvered Wood Treatment on Patio ●Convenient Water Spigot on Patio 	
BR #4- SOUTH	<ul style="list-style-type: none"> ●12' by 12' ●Shares Jack and Jill Bathroom with BR #3 ●Closet with Built In Custom Shelving, Sliding Doors ●Vaulted Ceiling Pre-Wired for Whole Home Audio System 	
MASTER BR #5	<ul style="list-style-type: none"> ●16' by 16' with Vaulted Ceiling with Custom Tongue In Groove Wood Feature ●Granite Fireplace face with Custom Tapered Seams ●Custom Built In Cabinets with Floating Shelves with Under Shelf Lighting ●Prewired for Surround Sound Speakers- Note 5 Solid Faceplates ●Outside Private Patio with 8' Sliding Door, Porcelain Tile Flooring and Custom Wood Enclosure ●Convenient Water Spigot on Patio 	
MBR CLOSET	<ul style="list-style-type: none"> ●Extra Large 8.5' x 12.5' Master Bedroom Closet with Custom Solid Wood Drawers, Custom Shelving and Under Cabinet Lighting ●Custom Solid Wood Built In Drawers ●Custom Shelving with Under Cabinet Lighting 	

ROOM	CUSTOM FEATURE	NOTES
MBR BATH #4	<ul style="list-style-type: none"> ● Custom Tile Throughout with Glass Tile Accent ● Stand Alone, High Quality Bathtub with High Quality Fixture ● High Quality Custom Double Sink with Granite Counter Tops and Custom Cabinets- Note the built in Outlets in the Medicine Cabinets and Drawers ● 5.5' x 3.5' Enclosed Custom Tiled Shower with Steam ● High Quality Kohler Shower Fixtures and Floating Bench ● Pre-Wired for Whole Home Audio System ● Additional Skylight and large West Window for natural light 	
BASEMENT		
MAIN ROOM & BATH #5	<ul style="list-style-type: none"> ● 625 Square Feet Fully Custom Finished- Can qualify as Bedroom #6 ● Door with Transom at foot of stairs ● Custom Tongue in Groove Wood Treatment in Stair Well 	
WET BAR	<ul style="list-style-type: none"> ● Leather Finish Custom Granite Countertops ● Built In Refrigerator, Dishwasher and Sink with unique water tap ● Custom Glass Tile Backsplash, Framed ● Floating Custom Shelving with Built In Under Shelf Lighting ● Ample Cabinet and Storage Space ● High Quality Lighting Fixtures with Dimmer Controls 	
BATH	<ul style="list-style-type: none"> ● 3/4 Bathroom with Custom Tile, Floating Shower Door, Custom Cabinets and High Quality Kohler Fixtures 	
MEDIA CLOSET	<ul style="list-style-type: none"> ● Full Media Closet with metal frame to house all Smart Electronics and Audio-Visual Boxes ● Clothes Closet 	
OTHER QUALITY FEATURES		
GARAGE	<ul style="list-style-type: none"> ● Full Two Car Garage with space for a workbench ● Custom Stained Wood Garage Door with LiftMaster Ultra-Quiet Wall Mounted Opener- frees up ceiling space for storage ● Side Door with Glass allows in natural light ● Completely Dry Walled and Painted ● Driveway has a Custom Concrete Finish- Parking for 6 Cars ● Exterior Shower with Hot and Cold Water 	
EXTERIOR	<ul style="list-style-type: none"> ● All Exterior is Solid Custom Wood ● Custom painted Gutters surround the entire roof ● Roof is Solar Ready ● Two Tankless Water Heaters ● Drip Irrigation and Sprinklers through with Automatic Timer 	
FENCING	<ul style="list-style-type: none"> ● Custom Wood Fence around the entire home with new block walls and custom stucco finish 	
All measurements are approximate. Buyer to verify.		