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FEATURES SUPPLEMENT: 925 15TH PLACE, HERMOSA BEACH

ADDED 89 SQ FT INTERIOR – COMPLETED FEB 2020

UTILITIES

- Completely re-wired house
- Upgraded to 200amp panel
- Installed sub panel
- Installed whole house fan
- Insulated entire home
- Rebuilt floor furnace with electric thermostat
- Installed tankless hot water heater

BEDROOM 1 (front – south facing)

- Installed can lighting in closet and switch outside closet

BEDROOM 2 (back – east facing)

- Installed can lighting in closet and switch outside closet
- New custom molding to match original
- New custom closet doors to match exact dimensions of original, with polished chrome hardware
- New custom modular shelving inside closet
- Painted walls and ceiling

BATHROOM FULL

- New Carrara marble floor tile
- New sink, faucet, mirror, lighting sconces and towel / TP polished chrome fixtures
- Rebuilt / cleaned up original vanity
- New Rejuvenation hardware on cabinet and drawers
- New window (frosted glass for privacy)
- Hanging shower curtain
- New toilet
- Paint

LIVING ROOM

- New can lights
- Chandelier – One Kings Lane
- Hidden TV mount and wiring

KITCHEN

- Hardwood floor to match original – 1.5"
- Custom inset cabinetry
- Appliance cabinet with electrical outlets
- Custom island with electrical
- Custom molding to match original
- English farmhouse Shaw's sink
- Rejuvenation hardware – unlacquered brass
- DeVOL sink fixture
- DeVOL hanging light sconces
- Honed Calcutta porcelain counters – 1.5/8" depth
- Honed Calcutta porcelain range backsplash
- 2X Thermador dual zone wine fridges with custom panel – 84 Bottles
- Bertazoni fridge/freezer with custom panel
- Hallman stove built in and shipped from Italy
- Reverse osmosis water system with spout
- Custom iron casement windows – Pinky's (local LA family run biz)
- Custom iron bifold door - Pinky's
- Bosch dishwasher with custom panel
- Custom built in range hood
- New recessed can lighting

LAUNDRY ROOM

- Miele electric washer and dryer
- Carrara marble counter
- Custom inset cabinets
- Rejuvenation hardware
- New hardwood floors to match original
- Custom pocket door with glass window to match original with exact dimensions – Westside Doors
- Recessed can lighting
- Custom molding to match original
- Custom iron entry/exit door

POWDER ROOM

- Carrara marble floors
- Carrara marble counter
- Custom vanity with inset cabinetry
- Rejuvenation hardware
- New mirror – Pottery Barn
- Lighting sconces – Pottery Barn
- Rejuvenation Polished chrome fixtures
- Toilet – Kohler "Katherine"
- Recessed canned lighting
- Custom molding to match original
- Porcelain sink –
- Custom iron casement window
- Custom window shade to match rest of house
- Custom pocket door to match original with exact dimensions

EXTERIOR

- Extended perimeter wood fence to define property line
- Added wood front gate
- Installed privacy trees along back and side yard
- Painted house
- Bluestone and brick hardscaping front, side and back
- Custom pergola in front
- Footers and electrical setup for rear pergola
- All new sod in front and back
- Lemon, lime, and olive trees front and back
- Lavender, rosemary, thyme, mint, and white roses landscaping
- Storage shed - painted and roofed to match house
- New sprinkler/drip system with smartphone controller
- Outdoor shower with hot water – Pulse Rain Shower
- New hoses
- Custom seating area in front with ocean view
- New hardscaping front and back
- New roof
- New light fixtures in front and back
- Motion sensor lighting in back
- Side yard: pittosporum 'silver sheens'
- Backyard: 'purple hopseeds'

APPROVED PLANS FOR 2 CAR TANDEM DRIVEWAY