

FEATURES LIST

22926 OCEANRIDGE DR | RANCHO PALOS VERDES

OVERALL

- Recessed lighting
- Crown molding
- Tankless water heater
- Efficient dual flush toilets
- New Birch Bronze engineered hardwood flooring

KITCHEN

- Viking professional six burner stove with retractable vent
- Double oven
- Warming drawer
- Granite countertops
- Prep sink with new garbage disposal
- Stainless steel refrigerator with middle drawer and interior water pitcher
- Glass tile back splash
- Large Island with seating for 6
- Large walk-in pantry
- Butcher block stove cover
- Bluetooth speakers in ceiling
- Hanging swing chair
- Butler's pantry with second fridge and additional cabinetry

HALF-BATH AND LAUNDRY ROOM

- Mirrored barn door separating for privacy
- Floating shelves
- Washer and dryer
- Butcher block folding counter
- Door to access side walkway
- Shiplap detail

LIVING ROOM AND ENTRY WAY

- Custom woodwork in entry way
- Murphy door hidden closet
- Custom wood fireplace mantle
- Custom poured concrete fireplace and hearth with built in firewood holder
- Vaulted ceilings

DOWNSTAIRS

- Game room - new tile floor in chevron pattern
- Office/bedroom - sleeping and reading nook with storage
- Custom made desks for standing or sitting
- Game room - Built in mini fridge and sink
- Dual sliding glass doors that open to pool
- Pool table with convertible ping pong

UPSTAIRS

- 2 ensuite bedrooms
- Office with custom desk and built-in cabinet

PRIMARY BEDROOM + BATH

- Vaulted ceiling with custom wood beams and uplighting
- Giant walk-in closet with custom cabinetry
- Hidden safe
- Hand formed concrete counter tops
- Dual vanity with sinks
- Heated towel rack
- Custom lighted framed mirrors
- Dual shower with his and hers shower head
- Wet room with soaking tub and custom tile

SECOND BEDROOM + BATH

- Custom built in bed
- Under bed hidden storage
- Custom tile
- Floating vanity
- Rain shower

OUTSIDE - BACK

- Outdoor living area with stained redwood
- Concrete counter tops
- Stainless steel built-in bbq with burners and hibachi top and storage drawers
- Built-in ice holders for drinks
- Outside sink
- Built-in wine fridge
- Upper deck for trampoline or additional seating
- Custom polished concrete fire pit
- Outdoor speakers
- Pool heater replaced in 2019
- Wifi timer for pool equipment
- Solar heating for pool

GARAGE

- 3 car garage with custom work room
- 220v plug for electric car charging

OUTSIDE - FRONT

- Ring camera for porch and driveway
- My Q smart garage door opener
- New paint on exterior + new wood + metal siding



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PROPERTIES

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