

**400 West Ocean
Unit 1603 Upgrade Sheet and Amenities**

Unit 1603:

- Kitchen fully renovated in 2020 with Quartz stone and custom cabinetry and hardware.
- Kitchen aid appliances including dishwasher, cooktop and convection oven, drawer oven and convection/broiler microwave.
- Living Room, Dining area, and Master Bedroom roller shades with automation in living and dining rooms.
- Primary bath renovated in 2017.
- California Closet in Primary Bedroom and Entry Closets updated in 2016.
- Hardwood floors in Living/Dining Room; with 5 extra boxes available.
- Bedroom common walls are sound insulated.
- Ample storage and closets in the unit.

West Ocean:

- Unit 1603 is located in the West Tower of West Ocean Towers – Tower 1 is 31 stories, Tower 2 is 23 stories, totaling 248 units.
- West Ocean HOA site: <http://westoceanhoa.com/>
- HOA monthly fee includes West Ocean amenities as well as water, hot water, gas, trash, central chiller with a heat pump. The only additional utility bills are electricity and cable.
- Amenities include: 24-hour security, guest parking in underground lot with front desk check-in, an impressive lobby and concierge desk, mail services, multiple lounge areas, (2) conference centers, (2) multipurpose rooms and refrigerated wine locker in wine storage room. Use of the fitness center (2 gyms), pool/spa/sauna access and outdoor grills and fireplace lounge area. Dry cleaners deliver to building and the front desk accepts all packages.

Other:

- Seller owns (2) West Ocean storage units side-by-side; available for purchase, and separately deeded.