

240 S Vinedo Avenue

Built 1923 | +/- 1,018 Sq. Ft. | +/- 5,093 Sq. Ft. Lot | Pasadena, California

A beautifully reimagined 1923 storybook cottage - taken down to the studs and rebuilt with thoughtful, high-end finishes throughout. Every system, surface, and detail has been thoughtfully updated.

WHOLE HOUSE

- New underground electrical service, box & meter - no overhead wires
- New copper piping & new sewer line
- New furnace, ducting & thermostat
- New Rheem tankless water heater
- New 3-inch dimmable spotlights throughout
- New hardwired 10-year smoke detectors with battery backup
- New Andersen Acclaim windows - TruScene screens & SmartSun glass
- New Kährs "Little Square" European White Oak engineered floors
- High-end Sherwin-Williams paint, interior & exterior
- Wi-Fi equipped

KITCHEN

- New IKEA Axstad kitchen - glass-front cabinets with built-in lighting
- Oven, microwave & induction cooktop
- Farmhouse sink with InSinkErator Evolution 1HP disposal
- 52-bottle stainless wine cooler
- Double fridge & double freezer
- Caesarstone ICON recycled-glass quartz countertops
- Walker Zanger Café Collection backsplash tile, made in Spain
- AFX William mini pendant lighting

LIVING ROOM

- Kährs oak floors & dimmable spotlights
- Original Claycraft Pasadena fireplace tile
- Travertine hearth with Kährs oak border
- Original built-in glass cabinets, magnetic closures
- Fully refurbished chimney - new stainless liner, insulation, top plate, smoke-chamber mortar, rebuilt firebox, new gas line, damper & spark arrester
- New Fyreside 24-inch Live Oak vented gas log set

BEDROOMS

- Kährs oak floors & custom closets
- Hardwired smoke detectors, dimmable spotlights
- Kwikset satin nickel privacy hardware
- Andersen SmartSun windows with TruScene screens

BATHROOM

- Hansgrohe Talis E widespread faucet, 1.2 GPM
- Ariel Bayhill vanity, quartz top & backsplash
- White octagon porcelain & Mint Ice mosaic floor tile
- Italian Sartoria Tbrick shower tile (4 ft. x 5 ft.)
- GROHE Euphoria 10-inch rain shower + handheld, CoolTouch
- Electrolux front-load washer & electric dryer tower
- DeerValley WaterSense dual-flush toilet

GARAGE & ATTIC

- +/- 190 sq. ft. garage, fully reframed
- New bi-fold sliding barn door
- +/- 270 sq. ft. finished attic
- New furnace system & Stairlux attic ladder
- New Andersen windows

GARDEN & EXTERIOR

- New Marathon II sod, front & back
- New seamless aluminum rain gutters & downspouts
- Algreen rain barrels & new irrigation with timers
- New stained cedar fence with latched gates
- Del Rio river rock with weed barrier, driveway & side yard
- 160 sq. ft. wooden deck, Swedish pine-tar finish, storage below
- New landscaping - roses, lavender, salvia, boxwood & more
- Mature backyard orange tree, seedless variety