

# 1409 Via Arco

Palos Verdes Estates



## Property Details

The home has been extensively remodeled most recently in 2013. Home design on the most recent remodel is by Peters Architecture ([www.capeters.com](http://www.capeters.com)). Home is featured on their project website gallery.

The roof is a GAF TruSlate lightweight genuine slate roof, installed by Chandler's Roofing. The roof has an GAF Ultimate warranty of 50 years material and 25 years of labor. All copper flashings, rain gutters, rain gutter spouts, chimney covers, vents and cupola.



All exterior lighting is handmade copper lights by the Copper Lantern Company located in South Carolina. Home is featured on their website gallery ([www.copperlanternlighting.com](http://www.copperlanternlighting.com))



The exterior grounds of the home referred to by the owners as the “park” are made for family fun and entertaining. From the expansive used brick patios, the BBQ area with not only a gas grill, but a Grillery wood burning grill, the spa and pool area, the wood burning used brick fireplace with a custom copper cupola, the open beam portico eating area, the copper roofed gazebo, to the park grounds with walking path and fountain. The property has low voltage landscape lighting in the front, rear and side yards. Upper patio fountain and lower grass area fountain and seating area.



The homes mechanical equipment feature four forced air heaters and four air conditioning compressors, so that there are four heating and air conditioning zones in the home. The home has two 150 gallon water heaters with one feeding into the other so that there is never no hot

water available. The plumbing has a hot water recirculating pump to ensure hot water quickly. The home security, heating controls, intercom and audio/visual are controlled by a Control 4 system.

The heart of the home is its professional grade kitchen. All stainless steel appliances. The kitchen has a 60” Wolf professional range with four burners, French cooktop and grill; a 32” Thermador indoor BBQ grill; custom hood and vent/light system; Scotsman ice maker, Viking trash compactor, Viking warming drawer; two Miele dishwashers; and two 36” Subzero upper refrigerators with drawer pull-out freezers. Large walk-in pantry and plenty of cabinet space. Two deep Franke stainless steel clean-up sinks, each equipped with a KWC pull down spray faucet. Franke vegetable sink in center island.

All the rooms have 8” wide 3/4“ thick walnut Carlisle wide plank hardwood floors, except the kitchen, bathrooms, upstairs family room and office. Waterford crystal chandelier in dining room. The entry has a Bohemian Crystal Chandelier in polished nickle, 18 lights at 60 watts each, with Swarovski Spectra crystal. Size shown: 36"W x 51"H. The chandelier is hung on an Aladdin electric chandelier light lift for easy cleaning and bulb replacement.

Enkelboll Design master staircase banisters and molding in entry, living and dining rooms.



