



STEVE SMITH & ASSOCIATES

308 Via Almar

Remodel & Special Features

Property was completely remodeled in 2015-16, including the kitchen and all bathrooms. Reconfigured much of the living space on the first level, except for the great room. Opened up the galley kitchen to take advantage of the ocean view. Created entertainers' gourmet kitchen, raised the ceiling in kitchen and dining areas to expose beams. Crafted an office alcove, enlarged the laundry room and relocated the powder room. Reconceptualized the backyard for entertainment.

Repairs & Upgrades Completed Since Ownership

- All new custom cabinetry by Peveler's
- All new floors - engineered hardwood floors, carpet & tile
- Many windows replaced (to match existing style), including great room sliding doors
- All new window treatments
- All new 6" baseboards
- All new custom closet organizers
- All new high-end appliances
- All new kitchen & bathroom fixtures
- All new light fixtures, recessed & ceiling fans
- New built-in cabinets in garage
- Painted all exterior & interior
- All new granite countertops
- Converted wood-burning fireplace to gas, updated the hearth & added a wood mantle
- 2016 Upgraded electrical box
- 2021 Replaced water heater
- 2023 Replaced washer & dryer
- SimpliSafe alarm system
- Recirculating hot water
- Two separate furnaces with updated thermostats
- Abundant storage throughout

Laundry Room

- Dutch door to rear yard
- Custom cabinets, utility sink

Exterior Work Completed

- New driveway
- New exterior lighting
- New hardscape in rear yard
- New built-in seating
- New fire pit
- New outdoor cooking station with built-in BBQ
- New drought tolerant landscaping with drip irrigation

Kitchen

- Custom cabinets – pantry, pull-outs, soft close, magic corner
- Butcher block island
- Breakfast bar
- Appliances – Sub-Zero & beverage refrigerators, Wolf stove - 6-burner + griddle, Bosch dishwasher
- Lots of storage

Primary Suite

- Large walk-in closet with custom cabinets & organizers
- New bathroom – soaking tub, oversized shower, double sink vanity & heated floors



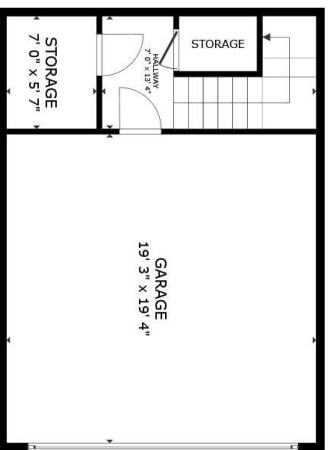
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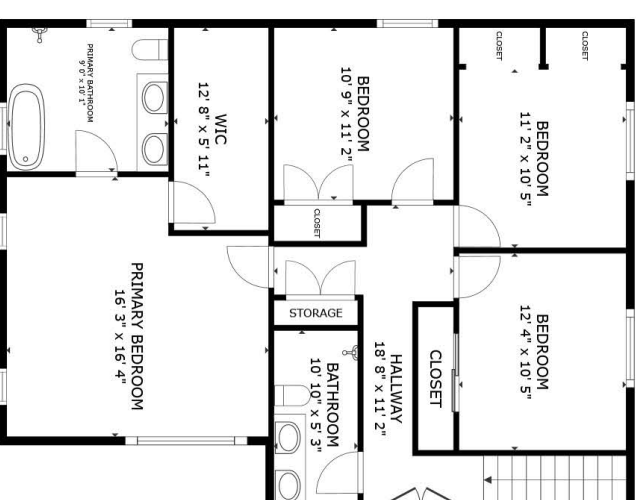
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FLOOR 1



FLOOR 2



FLOOR 3



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