

## **2229 Thorley Pl, Palos Verdes Estates**

**Designed by award winning architect, MCM Group, in collaboration with Artfulnest Design**

**Offered at \$4,125,000.**

**Lot Size:** 19,490 sf

**Home Size:** 3,300 sf

**Deck:** 1,200 sf

**Driveway:** 2,000 sf pavers, horseshoe design

**Roof:** Lightweight concrete, estimated life span up to 50 years

**Four en suite bedrooms** each with built-in closets and linen closets

Designated office w/glass French doors and natural light

Powder room with elevated finishes

Laundry room equipped with built in LG Washer/Dryer

Finished garage with EV charger capabilities, Husky cabinets, recessed lighting, epoxy floor, and Wi-fi enabled access

### **Complete renovation from the studs:**

- High-quality, timeless, complimentary finishes, textures, and tiles with subtle coloring throughout from floors to ceilings
- Grand front entrance enhanced using steel beams
- Coffered and vaulted ceilings
- New windows, doors, roof, and reinforced/retrofitted foundation
- New electric, plumbing, and ABS sewer throughout house to main sewer line
- New three zone HVAC system
- Completely renovated gas and wood burning fireplaces tiled floor-to-ceiling with imported Italian tile
- Grounds completely redone with multi-zone zone water system
- Drainage system under the driveway pavers with drains on either side of the garage. The angles and slopes of the driveway were engineered to divert water to the drains. And the use of pavers to soak the water into the drainage system.
- The home was intentionally raised where the garage meets house to provide a barrier of protection from water runoff in case there were ever a future need for this.
- Fully wired interior cable system
- Full video security system with six exterior cameras and exterior sensor lights
- Ring doorbell hardwired

### **Chef's kitchen sleek and streamlined:**

- Custom wood cabinetry, soft-closing, drawer centric design
- Designated panty w/pullout shelving
- Designated dry bar with wine and beverage fridge
- Wi-Fi enabled appliances
- 48" Wolf dual fuel range
- Paneled Thermador refrigerator featuring auto open doors (gently push in on the handle and the door pops open)
- Paneled freezer with ice maker
- Paneled dishwasher
- Microwave drawer
- Appliance/technology garage - yet another curated detail
- Pot fill faucet at the range
- Island with seating and storage

### **Sustainably harvested Brazilian hardwood deck:**

- Spans 1,200 square feet
- Three tiers
- A built-in barbecue outfitted in custom tile, with outlets, and drawers
- A gas fire feature with a custom-built elevated height countertop for seating
- Various seating areas/options
- Under deck storage with a good amount of height for easy access