

CONSTRUCTION WAS PERMITTED BY NIGUEL SHORES AND CITY OF DANA POINT

- * Finished garage, including drywall, paint, shelving, and epoxy flooring
- * DaVinci Roof (6-26-2019) with limited life time warranty: roofing is Rated Class A for fire and used Class A underlayment
- * O'Haggin Copper attic vents (engineer, builder and city inspector were impressed-not sure why but apparently they are the top of the line)
- * Copper gutter and downspouts
- * Whole house water filtration system. Warranty for 15 years without need to replace filter or to add any salt. Completely maintenance free
- * HEPA air filters on ductwork. Air system is electronic and ON 24/7 with or without using HVAC
- * New furnace and ductwork
- * New A/C with extra quiet motor
- * Custom built bookcase and display case by Poliform in living room and kitchen
- * Custom built bookcase in office/3rd bedroom
- * Disappearing screens for LaCantina patio door and front door
- * Added laundry room by connecting garage to house
- * Renovated fireplace by adding brick front, tile hearth, and custom designed/carved Maple fire mantle piece. Wood burning with gas starter is grandfathered.
- * Hans Krug European lacquer kitchen cabinets
- * All tile inside and outside of home is porcelain with the exception of white wall tile in hall bathroom
- * All appliances in kitchen are Miele. This includes 30" Miele convection oven, Miele 30" Miele refrigerator, Miele 5 burner gas stove, Miele vent with LED lighting, Miele 18" dishwasher
- * Kitchen and Laundry room sinks are Kraus and built with 16/10 stainless steel (this is the highest quality hardness for stainless steel sinks)
- * Amtico waterproof vinyl flooring (Limited lifetime warranty)
- * Dekton counter tops in Kitchen and Master bathroom. Dekton is fireproof, impermeable, and made by Cosentino (advertised as "ultra compact, extreme performance")
- * All windows and doors are Anderson except the 12' span LaCantina patio door.
- * New vinyl fence with ocean view drop-down
- * New landscaping/irrigation/french drains, (softscape and hardscape) provided by Paradise Landscape Design
- * Epoxy coated exterior clay pipe drain from house to street
- * New PEX plumbing throughout
- * New electrical throughout - went from 100 amp to 200 amp service
- * Electric sub-panels inside garage to accommodate easy access in case of emergency
- * Electric plug-in car service provided
- * Solar plug-in car service provided
- * New Noritz tankless whole house water heater with dedicated gas line
- * New upgraded gas feed and meter
- * New hard coat smooth stucco
- * Wall bed with upgraded mattress in guest bedroom
- * New vinyl shutters on most windows, vertical blinds on LaCantina patio door and honeycomb shades in laundry room
- * Security system cameras (3) with Nest/Google doorbell
- * Ceiling fans in Master, Guest, Office and Family rooms
- * (NB: laundry refrigerator and washer/dryer do not convey)