

## Scope of Work for **2332 Chelsea Road**

Changed floor Plans and increased square footage to 2,281

### **KITCHEN**

Large kitchen with an extra large island with a prep sink  
Stainless steel appliance Sub-zero refrigerator, Thermador cook top and double electric ovens  
All tile and slab counter tops  
Wine rack and wine refrigerator

### **GARAGE**

12' wide extra long driveway for additional parking and with turn around area for backing out of the brand new oversized 2.5 garage, with pull down ladder for easy access to garage attic storage space  
Epoxy Floor

### **HARDSCAPE**

8' foot solid grouted concrete block property line walls around the entire property w/smooth coated stucco from privacy walls and gates  
Fully gated secure private property w/electric driveway gate  
House is fully pre-wired for security cameras and for internet and entertainment.  
Concrete natural gas pit  
Gas line installed and dedicated for built in BBQ, BBQ is not included  
Both crawl space accesses are lockable and secure.  
Gated areas behind the garage and to the side of the garage for storage

### **INTERIOR FEATURES**

Vaulted high ceilings  
Skylights throughout for a Naturally lit home  
Central vacuum system w/unit mounted in the garage to limit the noise in the house. Forced air heat and air conditioned  
Dunn Edward paint  
Sky Lights  
Hardwood and Tile flooring  
French doors  
Tankless Water Heater Navies  
Temp-star Heating and Cooling  
Venstar Thermostats

### **OUTSIDE FEATURES**

Roof is authentic slate  
Solar power  
12 foot' bi-fold La Catina door leading to the patios. For open entertainment between the house and the patio  
Large private patio w/wood pergola  
Dutch Front Door to enjoy the Ocean Breeze  
Fully landscaped front & rear yard  
Planters divided with Corten Steel borders  
All irrigation is drip system  
Pre-wired for landscape lights

### **BATHROOMS**

All showers are modern dam-less with modern linear shower drains.

Primary bathroom has electric heated floor  
Modern Toto wall toilets with Geberiet wall Flush Tankless System to save space and for easy cleaning under the Toto Toilet

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## **EXTERIOR FEATURES**

Slate Roof

Roof double and triple peel and stick membrane

All roof flashings are #316 stainless steel flashings

Cement siding by James Hardie

All base and vent flashing are all #316 stainless steel for low maintenance

Entire Foundation was reinforced and under pinned'The addition on master was a new foundation

Most of the house was reframed

Milgard Windows

Hold downs were installed per the engineer

Sheer pannel added to entire house

Some tube and steel added at gables

New posts and beams

Garage is brand new

Seamless Custom Rain Gutters

French Drains

**Lot and home size are to be verified by buyers. The plans and tax Acessor have different numbers. The home was taken down to the foundation and most of it was reframed. We are calling it new construction since the MLS doe not have box for 95 percent new. Please go to the city and PVHA to see the scope of the work to satisfy your questions.**