

3144 Barkentine Road
Rancho Palos Verdes, California

- This Arts & Crafts, Mission-style inspired cottage has been seen on several Home & Garden and Food Network television shows.
- The home has been carefully designed and landscaped to present and create a peaceful sanctuary from the hustle of life, while being environmentally responsible and requiring limited maintenance.
- The house is fully Cat6e wired, in each room. The house is provided high speed internet access from a Fios fiberoptic connection that terminate within the technology cabinet to allow for exceptionally fast transmission speeds.
- All rooms (except bedrooms) feature whole house background music with separate zone-controlled volume.
- The house features a Lutron dimming system with multi-point controls, additionally all common areas and bedrooms have occupancy sensors.
- The living room features a Dolby 9.3 sound system with a ten-foot-wide electric screen. Just add a projector and popcorn to enjoy a movie theater experience and “Movie Nights” at home.
- The residence features a fully wired advance burglary alarm systems, with three control panels. The house is also surrounded with motion detecting lighting
- A commercial grade fire alert system is throughout all areas of the house.
- The interior lighting was designed by a professional lighting designer, the front yard landscape is also professionally designed for night-time magic.
- There is a gas supplied fire pit in the backyard patio that lends itself well to sunsets and marshmallow roasting.
- The 16 zone Rachio controlled irrigation system is designed to efficiently water the landscape in a responsible manner, using information from local weather service reports. Additionally. It can be controlled from an Apple iPhone.
- The Nest thermostat efficiency controls inside environment and can be adjusted from an iPhone.
- The entire house has four “whole house exhaust” units to maintain air quality as needed.
- The windows are all state-of-the-art triple painned energy efficient windows.

- The attic space is fully vented, and newly insulated to current code and beyond. Every wall inside and outside is insulated, the bedroom behind the garage is fully sound proofed with additional layers of insulation and sound proof wall boards.
- The electrical distribution is built beyond residential standards. The entire home is protected by surge protection. Additionally, there is a transfer switch with a hook-up for a generator.
- In 2008 all systems were updated, mostly replaced including, HVAC, water, gas, electrical and data/tv. The house was fully retrofitted to meet all seismic requirements, including shear walls, and a shear paneled roof. Additionally, the roof over the main house and the new addition was changed to a membrane with a long-life span
- The koi pond and waterfall are fully filtered, with a state-of-the-art energy efficient pump, a "bead type" particulate filter, a UV water sterilizer and a ozone injector to provide a safe and healthy environment for fish. All that prevents it from being a clear water feature is chlorine which does not work with fish.
- The master baths are provided hot water from on demand tankless water heaters. Additionally, there is a point of use water heater under the kitchen sink for the faucet and the dishwasher.
- The studio building is serviced with its own fiber line for internet, television, telephone at 150 mps.
- The residence is conveniently pre-wired for holiday decorations.