



4762 LA CANADA BLVD.

FRONT - REMODELED

- Santa Barbara designer - Jeff Debouet
- New CMU walls
- Entire front of property regraded 3'
- New drainage system (7 New drains tied to downspouts)
- Rachio smart drip irrigation system
- New electrical
- Minka Lavery exterior lights throughout
- Lightcraft commercial low voltage lighting with 2 transformers
- New pavers
- New fountain w/autofill
- Drought tolerant landscape
- Artificial turf
- New front & rear gates w/liftmaster systems
- New rain gutters w/custom downspouts
- New smooth coat stucco
- New exterior paint, Sherwin William Emerald
- Nutech roof coating applied
- New double door entry
- Enclosed vestibule
- Free little library/address marker modeled after the house.

LIVING ROOM

- Lathe & plaster
- 10' ceilings
- Fireplace w/art deco tile & mantle
- Leaded glass windows
- Lutron Custom Motorized shade

OFFICE

- Added mini split HVAC
- Ceiling fan
- Recessed lighting
- Plantain shutters

POWDER ROOM - REMODELED

- Pedestal sink
- Custom tile wall
- Newer fixtures
- New toilet

KITCHEN/DINING AREA REMODELED

- 6X9 center island
- Hacienda pendant lighting
- Prep sink
- White shaker cabinets
- Granite counters
- Mosaic tile backsplash
- Thermador gas range w/6 burners + griddle & double oven
- Subzero refrigerator
- Thermador microwave drawer
- Kitchenaid dishwasher
- Built-in liquor cabinet/dish display
- Walk-in pantry by California Closets
- Instant hot water/RO water
- Lutron Custom Motorized shade

GREAT ROOM

- Walls opened to share kitchen space
- Built-in bookshelves
- Ceiling fan
- Crown molding
- Recessed lighting
- New carpet
- French doors to back yard
- Lutron Custom Motorized shade

BEDROOM - MAIN FLOOR

- Oversized w/double French doors to back lawn
- Ceiling fan
- Crown molding
- Recessed lighting

BATH - MAIN FLOOR - REMODELED

- New cabinets w/granite counter
- Walk-in shower custom tile & dual showerhead
- Tile accent wall

MINI-MUD ROOM

- Yard access
- Storage cabinets
- Recessed lighting

BEDROOM - MASTER

- Retreat
- Balcony w/mountain view
- Mirrored closet doors
- Custom closets by California closets
- Ceiling fan
- Crown molding
- Recessed lighting
- Plantation Shutters

BATH - MASTER - REMODELED

- Double shower w/marble walls
- Soaking tub
- Rainhead showerhead

BEDROOM- UP, FRONT

- Ceiling fan
- Crown molding
- Recessed lighting
- New carpet
- Plantation shutters

BEDROOM - UP, BACK

- Balcony w/mountain view
- Ceiling fan
- Crown molding
- Recessed lighting
- Plantation Shutters

BATH - UP, HALL - REMODELED

- Dual sinks
- Tub & shower
- New toilet
- New fixtures
- Rain head showerhead
- Linen closet
- Tile walls
- Recessed lighting

LAUNDRY

- Relocated upstairs
- Washer & dryer included



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GUEST HOUSE

- New smooth coat stucco and Sherwin Williams Emerald paint
- Kitchenette w/center island
- Seating area w/storage closet
- Main floor bathroom w/walk-in shower
- Washer/dryer hookups
- Downstairs bedroom
- Mirrored closet doors
- New powder added w/macerating toilet
- New lighting
- 2 zone mini-split AC added
- New paint Sherwin Williams Emerald
- Separate tankless water heater
- New faucets & fixtures

OTHER SYSTEMS

DÉCOR THROUGHOUT

- All New Sherwin Williams Emerald interior paint
- New premium carpet (lifetime warranty)
- Laminate floors
- New toilets & faucets
- LED lighting added throughout
- Windows tinted w/ceramic heat blocking tint
- New Plantation shutters & cellulose blackouts
- Outlets are tamper resistant
- Low voltage CAT 6 run to each room
- 200 amp electrical
- Level 2 car charger

OTHER SYSTEMS

SAMSUNG SMARTHINGS

- All electronics in house & guest house
- Sprinklers
- Interior locks
- Lutron shades
- Ceiling fans
- Interior & exterior lights
- HVAC systems
- Fountain

OTHER SYSTEMS

WATER/PLUMBING

- Navien tankless water heater
- Grundfos whole house recirculation pump (with comfort valves)
- Halo 150 whole home 5 stage water filtration system for both main & guest house
- Halo water softener for both houses
- 62 gallon expansion tank
- Ispring system is commercial reverse osmosis system for RO system at the sink & ice maker. (100 gallons/day) includes 40 gallon reserve tank
- Grundfos Scala 2 1hp lift/booster pump
- All copper plumbing

OTHER SYSTEMS

HVAC

- New 1 ton mini split in office
- Replaced 2 condensers & furnaces w/ York Brand
- 3 ton upstairs
- 4 ton downstairs
- Replaced ALL ducting
- Added returns
- Added zones to hallways & baths
- Upstairs has 3 individual zones
- Aprilaire whole house humidifiers
- All New insulation upstairs & downstairs attic 2024

BACK YARD

- Large concrete pad
- Pull through driveway
- Separate back gate
- Fenced in pool w/diving board
- Numerous fruit trees
- Grass area w/playground
- Trees & All planters w/drip irrigation

PAID PLANS/APPROVED

- Demo of site
- New retaining walls
- Bigger 2 car garage structure
- Storage
- New pool
- New outdoor kitchen

OUTBUILDING

- 2 car garage
- Pool house/game room
- Covered patio
- Fireplace
- Ceiling fan
- Bathroom w/shower

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