

# 26622 HONEY CREEK ROAD RANCHO PALOS VERDES, CA 90275



5 BEDROOMS | 3.5 BATHROOMS | 2,475 SF | 9,693 LOT

## REDESIGNED AND REMODELED BY ARCHER BUILDING GROUP

Archer Building Group is a trusted custom home builder known for exceptional craftsmanship, personalized collaboration, and delivering high-quality, tailored projects with attention to detail.

### GENERAL UPGRADES

- New front door
- All flooring replaced throughout the home
- Recessed lighting throughout the house (in every bedroom)
- Upgraded HVAC and new AC installed
- Tankless water heater for efficient, on-demand hot water
- New plumbing system throughout (gas, water, and waste), including new sewer line under the house.
- New electrical rewire and subpanel installed in garage
- 220V EV charging outlet added in each garage
- Built-in surround sound system installed
- Skylights added in the living room for enhanced natural light
- New fireplace installed to match modern interior.
- Built-in living room bar and fridge
- Hallway closet has electrical.
- Smart garage door openers
- Alarm system with Ring security features installed
- New pavers installed in the backyard
- Installed above ground hot tub
- New landscaping in both the front and backyard

### KITCHEN REMODEL

- Custom cabinetry with soft-close drawers throughout
- Ilve (made in Italy) brand 6-burner and a center griddle stovetop
- Built-in Fisher & Paykel refrigerator
- Fisher & Paykel dishwasher
- Electrical outlets inside cabinetry for added convenience

### BEDROOM & BATHROOM RENOVATIONS

- **Primary Bedroom Suite:**
  - Ceilings were raised
  - New window added on the left wall for natural light
  - Closet includes full custom cabinetry
  - Primary bathroom fully remodeled with upgraded fixtures
  - Electrical outlet by toilet

## BEDROOM & BATHROOM RENOVATIONS

- **En Suite Bedroom**
  - Created an en-suite bedroom
  - Bathroom added using space from the powder room and closet
  - New closet added at the rear of the room with custom closet and electrical
  - Built in desk.
- **Front Left Bedroom**
  - Largest of the non-primary bedrooms
  - New custom closet with electrical
- **Middle Bedroom**
  - New custom closet with electrical
- **Front Right Bedroom**
  - All other connections (ethernet, coax, etc) in closet. There is a recessed AV box in the office closet.
- **Shared Hallway Bathroom**
  - Maintained original layout, but fully remodeled with modern finishes
  - Electrical outlet by toilet

## STRUCTURAL & LAYOUT MODIFICATIONS

- Entryway closet was removed to create a more open space
- Door between bedroom#5 and kitchen was removed
- Breakfast room was enclosed to create a 5th bedroom/office
- Living room entry was enlarged to improve flow and openness
- Skylights added in the living room
- Atrium was enclosed, converted into a powder room and closet
- Backyard extended by approximately 8 feet for additional space and privacy
- Primary closet reconfigured by merging space from adjacent bathroom and room closets.
- Post in the kitchen peninsula is structural
- Door to the side yard from the dining room is new

## ADDITIONAL NOTES

- Laundry room includes a built-in kitty litter access hole
- Property offers complete privacy with no visible neighboring sightlines
- Rare single story 5 bedroom house
- Cul de sac with city views