

24 The Colonnade Upgrades

- The house was literally rebuilt from the ground up - no expense was spared
- Initially the house was evaluated by an engineer prior to beginning of construction
- Concrete was poured to reinforce the foundation
- House was stripped down to the studs
- Entire Frame of house was reinforced with high-grade plywood
- New roof
- The entire house was rewired. This includes standard electrical and low-voltage wiring with appropriate electrical panels
- Sonos system with built-in speakers throughout the house (including garage)
- Power shades were also installed, including blackout shades in the master bedroom
- New copper plumbing - this includes appropriate pumps for instant hot water to showers and faucets
- Exterior plumbing leading from the house to the main sewer line was assessed and improved as was indicated
- New plumbing fixtures/toilets throughout
- New tankless water heater
- Filtered water and instant hot water at kitchen sink
- New appliances in kitchen, including color matched Blue Star range and refrigerator -- and new microwave, dishwasher, energy efficient washer/dryer
- New state-of-the-art HVAC system, with each floor controlled by a separate unit
- Separate wall-mounted AC unit in the finished garage
- All new windows, including La Cantina sliders on main floor and ground floor for indoor/outdoor experience
- All new doors, including custom Dutch doors to take advantage of the coastal breezes
- New open-sided gas fireplace with floor-to-ceiling tiles
- Marble countertops throughout - protected by Tuffskin
- Custom cabinetry throughout the house, including the kitchen, bathrooms, master bedroom, and downstairs hallway storage
- Custom designed mid century style exterior gates and fence
- Breeze block wall enclosing front patio
- New gas meter
- Wood flooring throughout

- Master bathroom includes Terrazzo tile floor and shower
- Custom teak vanity, linen cabinet and accent wall in master bathroom
- Spacious walk-in closet with low-voltage accent lighting and skylights
- Low-voltage accent lighting throughout the house
- Unique mid century style light fixtures throughout the house
- Hand-cut tile was installed on front patio, the front upstairs balcony, and the back patio off the kitchen
- 3D tiles
- Kitchen includes custom island and banquet
- Exterior stainless steel railings with glass
- Strategically placed exterior security cameras allowing for visualization of the entire perimeter of the house
- Electronic doorbell system with camera
- All new exterior light fixtures
- The lighting, power shades, HVAC system, Sonos, and garage door can be controlled remotely using apps: Lutron; Nest; myQ
- Lift master garage door opener with camera
- Customized landscape irrigation system
- Santa Barbara style exterior stucco
- Exterior staircase riser tiles
- Interior wood stairs with custom wooden railing and brass ballusters
- Interior of home was built and designed in the style of mid-century coastal
- Mid century style wallpaper
- Custom laser-cut mid century design cabinet accents in kitchen
- New downspouts and rain gutters
- Terrazzo tile floor in guest bathroom