

SILVER KING



BROKERS

# WELCOME

417 31ST STREET, MANHATTAN BEACH

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## Interior Finishes

- White Oak hardwood throughout
- Custom cabinetry & Emtek hardware
- Heat & Glo - 2 modern linear fireplaces: Master bedroom & Great room
- Natural Oak doors
- Central Vacuum
- Epoxy garage floor
- Tankless water heater
- Prewired for security
- Prewired for speakers in great room
- Central Heat & Air
- Timed sprinkler system
- Fire sprinklers
- Milgard dual pane windows
- Designed by Joseph Fournier, Developed by Larry Dunn Construction.  
Interiors & Exteriors by Kelli Adams Design Studio

## Kitchen

- 34" Rohl Fireclay Sink
- Brizo Plumbing Fixtures
- Sub Zero Appliances (30" fridge, 18" freezer)
- Wolf Range & undercounter microwave
- Asko dishwasher
- Lighting: 3 Hinkley pendants
- Undercab lighting
- Italian Porcelain Slabs
- Waterfall Island

## Wet Bar

- 18" Rohl Fireclay black sink
- Brizo plumbing Fixtures
- Undercab lighting
- Sub zero 24" undercounter beverage center
- Italian porcelain slab



## Powder Room Bath

- Countertop: Natural Quartzite in Beverly Blue Satin finish
- Vanity Wall Tile: 1x12 white stick mosaic
- Lighting: Hudson Valley
- Stain Grade White Oak Cabinetry
- Lacava sink
- Watermark faucet

## Main Level Bath

- Visual Comfort by Kelly Wearstler lighting
- Quartz countertops
- Shower tile : 2x9 bianco beveled matte
- Shower pan: antique carrara marble tumbled pattern mosaic
- Floor Tile: Aura 8x9 hexagon

## Second Level Guest Bath

- Floor tile: 10x20 terrazzo white
- Shower Pan tile: Green Hustle persuasion highland mosaic
- Wall tile: 12x24 white matte tile
- Quartz countertops
- Hinkley lighting

## Primary Bath

- Countertops, bench & Shower dam: Natural Quartzite in Beverly Blue Satin finish
- Feature walls: 24x48 cream sticks porcelain
- 2 shower walls: 24x48 cream matte smooth porcelain
- Floor tile : Chelsea Grey 4x12 honed laid in box car pattern
- Mirror: Extra Large 85x40 front-lit mirror
- Stain Grade White Oak Cabinetry
- Newport Brass Plumbing fixtures throughout
- Shower: Rain head, shower head and personal handheld
- 60" Maidstone Freestanding Tub

## Dining

- Hinkley light fixture

## Great Room Fireplace

- 3x12 silver leathered Marble - laid in a herringbone pattern at 90 degree angle