



## 6307 El Rodeo, Rancho Palos Verdes

### RECENT IMPROVEMENTS:

- New Dual Pane Milgard Windows and Sliding Doors with Lifetime Guarantee
- New Exterior & Interior Painting
- Smooth Ceilings with LED Recessed CAN Lighting and Electrical Light Fixtures
- New Exterior Lighting Fixtures
- Silent-touch Electrical Switches; some with Dimmers
- New GFCI Electrical Outlets and Cover Plates
- All New Electrical Outlets
- RING Video Doorbell connects to Wi-Fi and your Smart Phone
- 6" Shaker Baseboard Molding and Door Casements
- New Polished Nickel Door Hardware
- Fumigated and Dry Rot Repair in June 2016 by Andy's Termite with 1 YEAR Warranty
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- **SHAW Hardwood Floors:**
- Downstairs, Staircase and Upstairs Hallway:
- SHAW Castlewood White Oak Engineered Hardwood Floor with 7 1/2" X 9 1/16" (14mm) Thick with Micro-Beveled Edge and a Wire Brushed Finish.
- Lifetime Structural Integrity Guaranty: this hardwood floor will not Warp, Cup, Buckle or Delaminate -
- 50 Year Residential Warranty

### NEWLY Remodeled Gourmet Kitchen

#### *Featuring NEW:*

- GE Cafe Stainless Steel 22.2 Cu. Ft. Counter-Depth Refrigerator with both Hot & Cold Water Dispenser and Icemaker
- GE Stainless Steel Gas Stove with interchangeable cooking surface (Griddle or 5 Burners) and
- 6.7 Cu. Ft. Self Clean Gas Double Ovens (1 with Convection Heating)
- GE Café Built-in 1.7 Cu. Ft. Microwave Oven with 1000 Microwave watts & 2 Speed Venting System
- GE Stainless Steel Interior Dishwasher with Hidden Controls & More than 140 Cleaning Jets
- Insinkerator 3/4 HP Garbage Disposal
- SCHON Stainless Steel Apron Front Farmers Single Bowl 16 Gauge, 304 Grade SS SINK with Rack to minimize scratching
- Quartzite Countertops with Breakfast Counter-Surround
- White Shaker Cabinetry with Glass Doors on Upper Cabinets, Wine Rack with Wine Glass Holder, Concealed hinges, Soft-close drawers, Roll-out drawers for pots and pans, Lazy Susan Corner Cabinet, Trash Cabinet, and white laminate interiors
- LED Recessed CAN Lighting

#### Previous Improvements:

- Copper Plumbing
- Updated 100 AMP Electrical Panel
- Red Clay Tile Roof approximately 5—7 Years Old
- 40 Gallon Hotwater Heater (2011)

*Offered at \$1,288,000*

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## Over-sized Great Room with View of the Newly Landscaped Backyard

Featuring NEW:

- Dramatic Quartzite Fireplace and Entertainment Wall with a 65" LG 4K HD Flatscreen TV. Gas Fireplace has Gas Logs but also burns Wood.
- SHAW Castlerock Oak Engineered Hardwood Flooring with 50 Year Warranty
- LED Recessed CAN Lighting
- Convenient Access through 2 NEW Milgard Sliding Doors to the Patio and Private Backyard that surrounds the Home

## Master Bedroom with a Partial Ocean View of Catalina Island

Featuring NEW:

- Custom Carpeting with New Padding
- Extra-large Cedar Lined Closet with Organizers and Mirror Sliding Doors
- LED Recessed Lighting

## Upstairs 2nd Bedroom with a Partial Ocean View of Catalina Island

- Custom Carpeting with New Padding
- Large Closet with Mirror Sliding Door and Hardwood Floor
- New Attic Access Door

## Downstairs 3rd Bedroom

- SHAW Castlerock Oak Engineered Hardwood Flooring with 50 Year Warranty
- Large Closet with Mirror Sliding Door and Hardwood Floor

## BONUS ROOM USED AS AN OFFICE

- Can Be a Study, Den, Homework Room, Hobby Room, Man Cave OR even a Dining Room!

You Name IT-Your Family Will Use IT!  
Castlerock Oak Floors & LED CAN Lights

## 2 Remodeled Bathrooms

Featuring:

- Maple Cabinetry Painted White
- NEW Opaque Sliding Pocket Door
- NEW Over-sized Shower with Frameless Shower Doors
- Tub with Shower Upstairs
- NEW Chrome faucets, Shower Heads Towel racks and Hardware
- Tile Floors

## ATTACHED 3 CAR GARAGE

- With NEW Drywall, Built-In Storage and Back Door.
- **New Laundry Center features:**
- Samsung Matching Front Loading SMART Washer with Steam Cycle and Gas Dryer with Steam Cycle. Both on Laundry Pedestals with Storage.
- Laundry Storage Cabinets with Laundry Folding Countertop and Shelves for 2 Laundry Baskets, New Lighting
- New YORK 100K BTU High Efficiency Energy Saving Gas Furnace with Digital Programming and 5 TON Air Conditioner with New Ducting
- NEW Closet for Furnace and Hot Water Heater

## Phenomenal Location and Level Corner Lot With Partial Ocean View from 2 Upstairs Bedrooms

Featuring NEW:

- 6,197 SF Lushly Landscaped Corner Lot with lots of room for Family Entertaining. A Secure Backyard for Kids and Pets to Play & Romp.
- Low Water Plants, New Automatic Sprinkler Control, New Sprinklers and Drip Irrigation
- VINYL Fencing with 3 Self-Closing Gates
- Backyard Patio