2741 Bayside Walk — Comprehensive Seller Improvements & Features

All improvements and features have been completed with precision, craftsmanship, and intentional design — reflecting the home's refined coastal character and commitment to quality at every level.

INTERIOR FINISHES & BUILT-INS

• New interior paint (Oct. 2025) in a neutral designer palette.

• New wood flooring on main level (Oct. 2025).
Bamboo flooring on staircase and upper-level living areas.

• Extensive custom millwork, soffits, trim, and built-ins throughout.

• Climate-controlled wine room integrated within the dining area.

• Built-in buffet with warmer drawer and microwave (dining room feature).

• Custom dining suite with matching bookend wall unit crafted of Carillon and accented with rosewood inlay, pimento cherry center piece and a 3-inch bull-nosed cherry edge.

• Crema Marfil marble and designer granite surfaces with wrap-around and under-return edges; dual-sided fireplace.

• Cedar-lined closets and drawers with abundant storage.

• Instant-hot water taps throughout the entire house.

• 500-gallon custom saltwater aquarium constructed with museum-quality glass and equipped with new pump, piping, lighting and chiller to regulate temperature. (And fish included!)

• Multiple designer custom-etched glass installations on stairwells and doors.

• Custom-designed pool table room and entertainment area upstairs, including a one-of-a-kind billiard table.

• Two sculptural water/oil features — one in the primary suite and another at the top of the staircase, creating a tranquil ambiance.

• All custom granite countertops throughout with wrap-around and under-return edges, using approximately 30% more material than standard installations for a seamless, sculpted finish.

KITCHEN

• Chef's Viking appliance suite including approximately 60" professional range. 2- 30" and 24" center griddle with oversized chef's hood, gas burners, and professional-grade ovens.

• Custom Bookmatched Babinga wood cabinetry with furniture-grade finish,, interior wood wrap inside cabinet with exceptional craftsmanship. All soft close doors and drawers

• Double-drawer organization and efficient prep/storage layout.

• Custom granite countertops with wrap-around and under-return edges, using approximately 30% more material than standard installations for a seamless, sculpted finish.

• Built-in sunken bar area for entertaining equipped with U-Line refrigerator and sink

• Fisher & Paykel dual-drawer dishwashers, Dual U-Line refrigerators, Noritz InstaHot, and Built-in espresso/cappuccino system.

• Newer refrigerators, washer, and dryer (within recent years).

• THG (France) polished-nickel fixtures.

PRIMARY SUITE

• High coffered wood ceiling and oversized sliders to private terrace deck with bayviews.

• Walk In closet with Cedar-lined drawers and center island.

• Touch-latch additional "hidden" closets/cupboards and Smoked glass mirror panels

• Suede wall coverings; Coffered Wood Ceiling

• Hidden In Wall safe

• En-Suite luxury spa-like bathroom

BATHS / SPA FEATURES

• Spa Quality Dual steam shower enclosed with extra-thick Starphire Glass for clarity and waterfall tower and body jets.

• Deep, air-jetted soaking tub overlooking the bay from oversized bay window

• One-of-a-kind granite slabs used in vanities, counters, and shower

enclosures.

• Men's standing urinal • THG (France) polished-nickel fixtures.

• Designer powder room with crystal lighting and custom ceiling detail

AUDIO / VISUAL & COMFORT

• Crestron AV integration with Vantage programmable lighting.

• Whole-home distributed audio with indoor and outdoor zones.

• Paradigm Studio Monitors and subwoofers delivering immersive

sound. • Sound-dampening enhancements and fully soundboarded

construction. • Outdoor sound controls accessible from multiple

entertaining areas. • ADT beam and glass-break sensors integrated

throughout. 5 programmable recording cameras.

• CAT-5 smart home wiring for seamless connectivity.

• Three-zoned HVAC system (newer, approx. three years old).

• 10-year HVAC service contract with semiannual maintenance.

OFFICE FEATURES

• Built-in office area with custom cabinetry with Hawaiian Koa wood; dual workspace stations and balcony access with bay views.

EXTERIOR & OUTDOOR LIVING

• Prime inlet location with convenient boating access and protected waterway. • Quiet, private end position within Mariner's Cove offering exceptional privacy and calm. • New exterior paint (Oct. 2025), including Powder-coated railings and end caps.

• Refreshed paver system and low-maintenance hardscape.

• Built-in outdoor kitchen with refrigerator, kegerator, Alfresco sink, wet bar, and 40+ inch BBQ.

• Natural gas tiki torches and high-top fire pit, each with individual shutoffs. • Architectural front-entry water feature with cascading waterfall and trailing trough.

• Private yard transitioning directly to the sand with alfresco kitchen and additional water features

• Exterior lighting integrated within plantings and landscape design.

• Upper deck with built-in TV, speakers, and lounge area.

• Evenings illuminated by full moon views, tiki torches, and SeaWorld fireworks visible nightly.

GARAGE / PARKING

• Oversized 817sq/ft three-car garage with two 16' x 9' industrial metal roll-up doors, • Built-in cabinetry; Can lighting; Integrated speakers.

• Two additional private parking spaces with alley access.

• Newer washer/dryer. Built-in dumbwaiter system for convenience from upstairs rooms

WINDOWS / DOORS & DETAILS

• Large-format dual-pane and low-E windows throughout.

• Custom wood window package with ripple glass and multi-step edge details.

• Designer custom-etched glass panels oriented for symmetry and light. •

Solid cherry wood doors throughout the home.

STRUCTURAL & SYSTEMS

• Purchased in 1997; complete teardown in 2003 and rebuild 2006.

• City-engineered structural upgrades including steel moment framing and open sightlines.

• Liquefaction study completed; reinforced foundation with added corner supports (commercial-grade materials).

• Fully soundboarded construction for quiet

• Cement tile roof with three electronic skylights.

• Master gas shutoffs installed for safety.

• ADT security system with integrated camera/smoke/fire detection.

• City alleyway improvements with new sewer, lighting, and underground wiring/cable - completed 2025.

RECENT MAINTENANCE / QUALITY NOTES

• Proactive salt-air finish maintenance and touch-ups.

• Regular servicing of A/V systems, lighting, and mechanical

components. • Commercial-grade materials and craftsmanship used

throughout.

All information is believed reliable but not guaranteed. Buyer to verify all information prior to close of escrow.