

## 911 Juarez Avenue | Las Palmas Heights | Palm Springs

### List of Upgrades and Features

#### New to Market - Never Lived In

- Porcelain floors throughout, some with custom gold Greco-Roman motif inlay accents and Terrazzo insets in kitchen.
- Custom stacked stonework, Cambria finishes throughout, upholstered finishes
- New windows and sliding doors throughout (Fleetwood)
- Master Suite features architectural wall with handmade custom wooden doors with hand hammered metal door pulls; three sided fireplace; sitting room; expansive Master bathroom with ample use of artisan stone, soaking tub, designer finishes; 2 Large closets, one with washer/dryer, full size clothes steamer, custom upholstered sitting banquette. Both closets feature custom cabinetry throughout.
- 3 Ensuite Guest Bedrooms in the Main House featuring custom upholstery, cabinetry and private baths.
- Dedicated home office/screening room with state-of-the-art technology
- Dramatic Powder Room with exceptional Cambria stone finishes and DornBracht fixtures
- Living room features original Swarovski crystal chandelier; wet bar with sub-zero refrigerator, wine cooler, ice Maker, and dishwasher; oversized Fleetwood automated sliding door leading to pool area; restored original furniture with attention to period detail.
- Kitchen features Poggenpohl cabinetry, Wolf double oven/steam over/convection oven/warming drawer; Subzero refrigerator; Wolf coffee system w/warming drawer; Asco Dishwasher
- Custom Refrigerated 3 sided temperature controlled wine cellar; 195 bottle capacity
- Air-conditioned 3 car garage with fully equipped "catering" kitchen featuring Prepline commercial grade cabinets, LG gas over with cooktop and full size refrigerator.
- 5 hole designer putting green
- Exterior landscape features mature plants, artificial turf and, all new hardscape with tile
- Expansive outdoor kitchen with, Stainless Steel Sink, Blaze Grill/rotisserie, 2 Gas Burners & Refrigerator
- Newly built 1 bedroom guest house with bathroom, living room with kitchenette (featuring Jenn air microwave, dishwasher and refrigerator). Custom hand painted wall mural paying homage to Caesar's Palace. Terrazzo floors throughout.
- (Alexa enabled) Smart home technology allowing for total control of Lumens Lighting System, security w/cameras, audio, water features, and more.
- 90 panel solar system with room for expansion. 6 ac zones; Living Room features (2) 5 Ton units.
- Home completely restored with all new electrical wiring and outlets, Lutron System, Plumbing and fixtures, Insulation, AC/Heating Units, Hot water Heaters,