

2350 Monaco Drive Upgrades

2020 to 2026

Exterior

- Pavers installed on driveway, side walkway, atrium spa, area and backyard
- New Newtech Wood composite siding
- New Stucco
- New corrugated black metal roof with covered soffits, and covered exterior beams
- New Rain Gutters
- 5 Eufy Apple HomeKit exterior lights with integrated security cameras
- Eufy Apple HomeKit wired video doorbell
- New black corrugated custom fencing and gates
- Lava rock installed in all outdoor planting areas
- Railroad tie retaining wall
- Removed all old landscaping and installed new palms, and plant plantings from Moon Nursery
- Automatic Apple HomeKit landscape irrigation system
- Refurbished boat ramp and dock with composite decking
- Installed water and power to boat dock
- New seawall railing
- Artificial hedge for privacy
- Artificial turf area
- Solar outdoor lighting
- Underground electrical circuit conduit for future power expansion to backyard
- Custom trash enclosure to hide garbage cans
- Custom built in Green Egg BBQ with Newtech Wood composite siding

Interior

- Updated, relocated, and replaced electrical wiring
- Water pipes repiped with PEX piping
- Maple hardwood with vinyl backing flooring which is semi waterproof
- Maple stairs
- Maple interior doors
- Asbestos remediation for popcorn ceiling removal
- Insulation added to walls and attic space
- Removed old central air system and ducts to enable raising of ceilings.

Entry & Stairway

- New double glass entry doors with stainless steel handles and Eufy fingerprint or passcode lock controlled by Apple app
- Raised ceiling
- Expanded under stairs closet
- New custom stair railing
- Herman Miller Nelson Hanging light with Apple HomeKit bulb
- Bar storage cabinet with beverage refrigerator integrated below stairs near kitchen

Living Room

- Refurbished and sandblasted wood ceiling and beams
- Fire and Ice style natural gas fireplace
- Quartz fireplace exterior and hearth with tv electronic niche behind Samsung Frame TV (included in sale)
- Pella windows (white on interior and black on exterior)
- Lighted storage and art display cabinets with Apple HomeKit control
- Mitsubishi split heating and air-conditioning controlled with remote or Apple HomeKit
- Custom Roller shades with Apple HomeKit controls and rechargeable motors

Dining Room

- Raised ceiling
- New Pella double glazed slider (white on interior and black on exterior)
- Lighted storage and art display cabinets with Apple HomeKit control
- Herman Miller Nelson Hanging light with Apple HomeKit bulb
- Canned lighting
- Herman Miller Nelson Hanging light with Apple HomeKit bulb
- Custom Roller shades with Apple HomeKit controls and rechargeable motors

Powder Room

- New Toilet
- Designer free standing sink
- Penny tile on all walls
- Round lighted mirror
- Canned lighting light with integrated hidden exhaust fan

Kitchen

- New custom double window doors with interior blinds to enter attached atrium spa area
- Eufy fingerprint or passcode lock on door to garage controlled by Apple app
- Mitsubishi split heating and air-conditioning controlled with remote or Apple Homekit
- Raised Ceiling
- Increased size of openings to Dining room and Living room
- New European style kitchen cabinets
- Under cabinet lighting
- Quartz countertop
- Large stainless kitchen sink with instant hot water
- Bertazzoni 36 range with yellow door and stainless steel range hood vent
- Samsung refrigerator with built in door water dispenser and automatic iced tea/cold brew maker, with custom yellow panels to match range. Ice maker with 2 cube sizes.
- Reverse Osmosis system plumbed to refrigerator water dispenser, ice maker, and hot water dispenser

Atrium Spa Area

- Mitsubishi Heat pump for interior heat and air-conditioning mini split system that allows individual room control
- Jacuzzi hot tub with Apple App control and easy open cover (new 2025)
- Solar accent lighting
- New venting for Range hood and downstairs bath
- New aluminum up/down wall sconce lighting

Upstairs Hall

- Converted linen closet into laundry area near bedrooms with water service and drain added
- Samsung washer and dryer included
- New short run vent for dryer
- Canned lighting with 1 light on Apple Homekit
- New Pella double glazed windows (white on interior and black on exterior)
- Custom roller shades with manual control with no strings or bar

Theater/Bedroom

- Mitsubishi split heating and air-conditioning controlled with remote or Apple Homekit
- Acoustic tile walls
- New glass closet doors
- California Closet custom closet interior buildout
- Custom roller shades manual controls with no strings or bar & Blackout theater style curtains
- New Pella double glazed windows (white on interior and black on exterior)

Theater/Bedroom Bathroom

- Bath completely re-sized with custom Copacabana Beach inspired design
- Ceramic tiled walls
- Custom shower with modern fiberglass shower pan with hidden drain
- Copacabana Campos 8" Square Terrazzo Cement Tile in Shower
- Custom shower glass doors
- Hansgrohe fixtures
- Canned lighting with integrated hidden exhaust fan
- European style wall mounted toilet
- Free standing sink
- Large In-wall medicine cabinet with heated and lighted mirrors with interior electrical outlet and light

Master Bedroom

- New glass closet doors
- Canned Lighting
- California Closet custom closet interior buildout
- New Pella double glazed windows and slider (white on interior and black on exterior)
- Custom Roller shades with Apple HomeKit controls and rechargeable motors
- Composite decking on Master balcony
- Hose bib installed on balcony
- New aluminum up/down wall sconce lighting on balcony

Master Bedroom Bathroom

- Bath completely re-sized with custom design with Imapnema Beach inspired design
- Ceramic tiled walls
- European style wall mounted toilet in frosted glass toilet room
- Hot and cold bidet sprayer in toilet room
- Large custom shower with integrated Japanese style soaking tub with Hansgrohe shower fixture
- Ipanema and custom made black Campos 8" Square Terrazzo Cement Tiles in shower, bathroom floor, and bath wall behind sink
- Large trough style dual faucet sink with Hansgrohe fixtures
- Custom shower glass doors
- Hansgrohe shower fixtures
- Canned lighting with integrated hidden exhaust fans
- Extra Large In-wall medicine cabinet with heated and lighted mirror with interior electrical outlet and light
- Heated towel rack

Garage

- New garage doors with windows
- New electrical sub panel
- Utility sink added to old laundry area
- Plastic garage floor tiles
- New garage openers with Apple HomeKit controls
- Automatic exhaust fan with temp and humidity sensors with Apple app control
- Outlet added for Plug in Hybrid car charging (120V 20amp)
- Recessed utility box for internet devices