

## **Kitchen Information**

- Large open chef's kitchen with vaulted ceilings and reclaimed wood beams at the heart of the house.
- Appliances: Freestanding Gas Range, Dishwasher, Refrigerator, updated 2016
  - Range: Fully restored, custom vintage double oven and cooktop. Gaffer's and Sattler 4 Gas Burners Plus Griddle, two ovens, one standard, one broiler. Completely restored in 2016.
  - Hood: Broan 36" pyramid hood, 3 fan speeds plus lighting
  - Dishwasher - Bosch Top Control 24-in
  - Refrigerator - LG 31-cu ft Counter-Depth French Door Refrigerator with Freezer bottom, filtered water and ice maker
  - All documentation available
- Custom Marble countertops-Bianco Gioia in kitchen and Calcatta in Pantry
  - Gourmet marble kitchen island with seating 50" x 80"
- Martha Stewart custom Shaker cabinetry in Bedford Gray with wood grain interior
  - Polished nickel Martha Stewart latches and pulls
- Under-cabinet LED task lighting
- Walk in pantry, 42" x 58" with Martha Stewart cabinetry, custom reclaimed wood shelving.
- White subway tile feature wall and backsplash all the way to the 15 ft vaulted ceiling
- Large white Kohler farmhouse sink
  - Insinkerator garbage disposal
- Chrome Kohler Parq faucet with side spray
- Restoration Hardware and designer pendants and abundant recessed LED overheads
- New zero VOC paint 2022
- USB outlets

## **Bedroom Information**

- # of Bedrooms 3
  - Primary #1
    - Brand new construction 2016
    - Vaulted ceilings
    - Custom designed and built craftsman wood windows with extra height
    - 2 Velux skylights with remote operation and shades
    - Large glass door with transom opens to back yard, and deck. Oil rubbed bronze ADT Smart Code lock
    - Restoration Hardware and hanging designer bedside lighting fixtures, optimized lighting for sleep hygiene and optimal circadian rhythm + Recessed LED lighting

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- Non toxic zero VOC Mythic Paint and zero VOC Benjamin Moore 2022
  - Spacious en suite, primary bathroom spa with separate tub, shower and toilet room
  - The Shade Store and Smith and Noble black out blinds
  - Walk-in closet with custom Container Store Elfa shelving
  - Custom reclaimed wood and black steel sliding barn door
  - USB Outlets
- Bedroom #2
    - Brand new construction 2016
    - Vaulted ceilings
    - Velux skylight with remote shade
    - Non toxic zero VOC Mythic Paint
    - Recessed LEDs and ceiling mounted pendant
    - Smith and Noble black out blinds
    - Customizable Container Store Elfa closet
    - USB Outlets
  - Bedroom #3
    - Completely renovated 2016
    - Zero VOC Benjamin Moore Paint 2022
    - Recessed LEDs and designer ceiling mount lighting
    - Smith and Noble black out decorative shades
    - Customizable Container Store Elfa closet that can also function as a built in office

## **Bathroom Information**

- # of Baths (Full) 2
  - Primary
    - Brand new construction 2016
    - 2 Walls of gorgeous custom craftsman windows with custom curtains for extraordinary natural light and privacy
    - Marble countertops and surround, Bianco Gioia
    - European-style, Shaker cabinetry, Martha Stewart Bedford Gray with wood grain interior and polished nickel hardware
    - Dual vanity with undermount sinks and polished nickel faucets
    - Enormous custom mirror with reclaimed wood frame
    - Rectangular Americh soaking tub with marble deck and polished nickel faucet
    - Separate walk-in shower with semi-frameless enclosure, marble bench and inset shelves

- Polished nickel rain shower with hand-held sprayer and thermostatic controls
  - White Subway tile and white hex tile throughout
  - Separate toilet room with skylight and ample custom linen storage, high efficiency fan with nightlight
  - Kohler fixtures
  - Recessed LEDs and designer pendants
  - High efficiency fans
  - Zero VOC Mythic Paint
- Secondary
    - Renovated in 2016
    - Shower/tub combo
    - Glass shower doors
    - Dual white marble countertops, inset rectangular sinks, satin nickel faucets and large medicine cabinet
    - Kohler fixtures
    - Zero VOC Benjamin Moore paint 2022
    - Recessed LED lighting
    - Satin nickel hardware
    - Solatube and window for natural light

### **Laundry Information**

- Brand new 2016
  - Hidden cabinet off of kitchen in matching cabinetry
  - Samsung Steam washer and gas dryer 2018
  - Gray water system that can be used for water conservation to irrigate or turned off if desired
  - Bianco Gioia countertops
  - Large countertop for folding
  - Completely Hidden interior and exterior access

### **Interior Information**

- Flooring -
  - Solid Oak Hardwood flooring throughout, beautiful Moorish Teak stain and Bona finish, 2016
  - 6" craftsman base molding and 4" trim to match 1923 original, 4" crown molding in non-vaulted rooms
  - 5 panel craftsman doors, new and restored originals with new Rejuvenation oil rubbed bronze hardware
- Majority of home is 2016 new construction, meticulously harmonizes with original 1923 craftsman style, but updated with abundant natural light, 7 skylights, 4 solatubes, and vaulted ceilings

- Mostly brand new custom built, dual glazed double hung and casement windows, all original 1923 windows have been completely restored and operate as brand new.
- Custom built in storage in the hallway for books, utility, linens, luggage, etc.
- Security
  - ADT home security system including garage
  - Hard-wired smoke detector and carbon monoxide alarms with battery back up
- Lighting
  - LED recessed lighting
  - Rejuvenation dimmable push button switches and some Lupron switches
  - Restoration Hardware and designer light fixtures
  - Restoration Hardware Edison bulb fixtures
- Small attic with two access doors, capable of storing off-season items
- Whole House water filter by Pure Effects
- Cooling/Heating
  - High Efficiency, high SEER rated forced- air heating and A/C, units and ducting new in 2008 and 2016
  - 3 Zones Nest and Honeywell Thermostats
  - Tankless Water Heater

### **Room Information**

- Great room - with 15" vaulted ceilings
  - NanaWall, 4 panel full accordion door for true indoor-outdoor living
  - Custom Smith and Noble remote controlled solar shades and light-filtering privacy shades in front
  - 4" crown molding, 6" base molding
  - Zero VOC Benjamin Moore and Mythic paint, new paint 2022
  - 5 Panel Shaker doors with Rejuvenation oil rubbed bronze hardware
- Living, Dining, and Family Room Areas open to kitchen
- LED recessed lighting
- Restoration Hardware and designer lighting
- Restoration Hardware dimmable push-button switches and Lupron switches
- Beautiful, private garden views out every window
- Fully Functional gas fireplace with custom craftsman tile surround and hearth

Levels: One

### **Garage Information**

- 2 Car Garage fully finished studio conversion, perfect for office, family room, and home gym; has its own electrical panel, near water and sewer lines so ready to convert to full ADU
  - Brand new flooring 2022
  - Fully dry walled, new base molding and freshly painted in 2022
  - Separate electrical panel, track lighting, outlets and 3 way switch to exterior house lights
  - Brand new high efficiency A/C
  - Insulated walls
  - EV (electric vehicle) Tesla charging station with updated 240v electrical for rapid charging (2019)

### Exterior Features

- 1923 Craftsman Bungalow, completely renovated and 2016 seamless matching addition
- Craftsman 3 lite entry door with Emtek oil rubbed bronze hardware
- Custom stained glass windows above fireplace
- Arroyo Craftsman decorative exterior light fixtures, 11 total make the yard glow beautifully at night.
- New roof 2016
- Custom rain gutters with rain chains 2016 with decorative rain barrels
- Custom redwood and solid hardwood siding and trim matching original authentic Craftsman Bungalow charm
- Front yard
  - Custom design Zen, California Native hardscaping and landscaping (2019) including:
    - Restored original front porch
    - Drought tolerant landscaping and xeriscaping with California native manzanitas, sage, california lilac, dudleyas, heucheras, artemisias and buckwheats.
    - Japanese-Zen landscaping with black pines, Japanese maple, Forest Pansy Redbud trees and California Juniper
    - Beautiful seasonal interest with spring blooms and fall color
    - Large, beautifully place zen rocks, curving pathway, bark and gray xeriscaping
    - Parkway includes beautiful rocks and stepping stones, native sages, dudleyas, and buckwheat
    - Pre wired for landscape lighting
    - Drip System
- Backyard

- Private, peaceful oasis, custom designed low water hardscaping and landscaping (2019) including:
  - Mature Lemon and lime trees
  - Japanese maples, olives, podocarpus, oak trees, weeping blue junipers and bougainvillea
  - Custom steel planters with Japanese inspired evergreens, succulents and manzanitas
  - Beautiful Japanese Zen rocks and authentic Japanese stone lantern
  - Stone pavers, railroad ties, and blue pebbles
  - Custom raised planter veggie beds
  - California native carex pansa meadow
  - Grass play area
  - Large brick patio
  - Large open redwood deck and BBQ area
  - Large attractive Tuff Shed with tons of built in storage and skylights to store anything you need
  - Drive lined with gorgeous mature bamboo for privacy and beauty
  - Sprinkler and Drip controlled with new auto irrigation system
  - Gray water irrigation system that can be turned off if desired
  - Mulched plant beds with California natives

### **School District**

- Burbank School District, some of the best schools in Los Angeles, highest rated public elementary school in the area with 9/10 GreatSchools Rating for sought after Theodore Roosevelt Elementary.

### **Local Amenities**

**Walk to Magnolia Park shops and restaurants, including Portos, walk to Toluca Lake, walk to parks, Verdugo Aquatic Center with 50 meter olympic sized pool and water slides, Target, and Chandler Bike Path.**

**Minutes to Universal Studios, Warner Brothers, Disney, Discovery, ABC, Whole Foods, short drive to Griffith Park, Los Angeles Zoo, CBS, Universal Metro station, Hollywood Bowl, Studio City and downtown Burbank.**

**Enjoy Burbank's own well-funded city systems, with our own police, fire, school, city planning and public works. Incredible neighborhood and community.**