4860 Marlborough Drive: Key Improvements

Features & Improvements

Major System Upgrades

- Extensive foundation improvements completed. Final Inspection signed off by City of SD
- New roof installation above garage. Flat roof repaired, skylight added
- Updated electrical systems and lighting throughout
- Extensive plumbing upgrades and repiping work
- HVAC improvements including new AC/Furnace, ducting and mini split installation
- New tankless water heater installation
- Termite Section 1 & 2 Clearance

Kitchen Improvements

- Custom kitchen cabinetry package
- Premium stone slab kitchen countertops - The Nouvel Lustral Crystal Bookmatch Slab (2cm, Polished) from Bedrosians Tile & Stone is a natural quartzite slab
- Kitchen Floor is Durango Travertine, a premium, naturally dense limestone & Statuary marble (also known as Statuario) is a highly coveted natural stone
- Upgraded Kitchen Aide appliance package
- Designer plumbing fixtures and hardware
- Hardwood flooring restoration
- Custom countertop fabrication and installation

Bathroom Improvements

- Fully renovated master and secondary bathroom
- Designer tile selections. Hall bath wall is Castelli Marble natural limestone tile & floor is natural stone tile blend consisting of two materials—Bardiglio Nuvolato (a fine-grained gray Italian marble) and Sierra Limestone

- Master bath floor is The Bedrosians Makoto 10-inch Hexagon Field Matte Tatami Beige tile is a premium glazed porcelain and ceramic tile & Shower wall is The Poetry Stone Beige 24" x 48" Field Tile Matte, a large-format, Italian-crafted color body porcelain tile
- New vanities, mirrors, tubs, and plumbing fixtures
- Updated lighting and hardware throughout
- Waterproofing and shower system upgrades

Windows, Exterior & Site Improvements

- New & or repaired Sash windows throughout, new vinyl windows in master, upgraded doors & hardware throughout
- Garage door replacement
- New firebox installation
- Stucco repairs and exterior improvements
- Professional landscape & drainage enhancements
- Updated front entry hardware and details

Marketing Description

Extensively reimagined with major system upgrades, premium materials, and thoughtfully selected designer finishes throughout. Significant improvements include foundation upgrades, new TPO roofing above garage & repairs to the torch down flat roof, upgraded electrical systems, custom cabinetry, premium stone surfaces, hardwood flooring, and professionally curated interior and exterior finishes. Section 1 & 2 Termite Clearance. Exterior Drainage & landscape enhancements. New or repaired Sash Windows throughout.