

8 Ambassador Circle

Rancho Mirage

EXTERIOR

New Driveway gate and Guest Entry gate

- Custom design steel with motorized entry into the driveway.
- Updated design on new keypad post including fire department entry.
- Coded security lock at Guest Entry gate.
- Modern back-lit #8 signage.
- All lighting is LED.

Pool and Spa

- New dramatic infinity edge.
- Large fire feature integrated into the pool.
- Pool & Spa are completely renovated in shape and design.
- Designer Lunada Bay glass tiles for pool & spa waterline and waterfall edges.
- New water features and lighting.
- Baja tanning shelf with umbrella mount and seating shelf on opposite side of the pool.

Front Exterior

- All new concrete flatwork throughout with integrated drainage and ADA access.
- Chiseled Turkish Limestone applied at circular turret and large pillar at fire feature.
- Custom concrete, irrigated, cast planters installed and integrated at entry walkway.
- Environmentally sensitive desert landscaping with drip irrigation, zero spraying.
- Sophisticated desert plantings including installation of highest quality artificial turf.
- 3 mature date palms craned in, installed to replace queen palms.
- New seating area and fire feature adjacent to family room exterior.

INTERIOR

Entry

- High dramatic 14' ceilings and big volume entry.
- Entry wall security pad control area.
- Automated sunshades.
- Award-winning Phillip Jeffries handcrafted wood veneer wall coverings of Paulownia wood and Luxe Gold metallic leaf enhances the entry, arrival.
- New adjustable and directional art lighting for feature art wall.
- New LED recessed ceiling lighting throughout.

Primary Bedroom Suite

- Extra large primary suite with multiple seating, retreat and office options.
- Open to pool, deck and close to spa.
- Sofa area treated with Phillip Jeffries handcrafted wood veneer wall coverings. The wood is sliced into thin veneers, dye cut and hand laid into a geometric fretwork pattern.
- Large 82" modern Xtreme H2O ceiling fan.
- Multiple lighting options.
- Modern crystal pendants flank the king bed for open top side table usage.
- Built-in display and storage area with shelves, backed with Phillip Jeffries handcrafted grasscloth. This is a convenient office option.
- Extra large walk-in closet with generous storage space, includes adjustable single or double hanging spaces and large built-in drawers. There are lockable drawers.
- Mini fridge with coffee bar area and new coffee maker.
- Sun tubes for natural light.
- Automated sun shades.

Primary Bath

- Huge windows with privacy assured within the lot perimeter.

- Large bath suite with freestanding tub, high quality floor-mounted tub faucet and handheld spray.
- Walls are installed floor-to-ceiling with Italian Calacatta Gold porcelain tiles. All corners are mitered and installed for clean, modern look and wrapped into the windows.
- Modern, large walk-in shower with quartz slab waterfall bench, Hansgrohe shower head with handheld spray and custom built-in niches for convenience.
- Marble mosaic floor tiles for non-slip surface.
- Double water closets with privacy doors.
- New Toto toilets at comfort height.
- Large vanity with waterfall feature at entry, double sinks and lowered seating area for convenience.
- Counter is Alexandrita quartzite polished slab with designer series Graff vessel sinks and unique Brizo green glass faucet handles.
- Bath suite has multiple lighting options: Overhead LED, wall sconces, accent tub chandelier, accent under cabinet mood lighting and adjustable makeup mirror.
- Vanity lighting area offers color selection option for cool daylight or warm nighttime.

2 Additional Bedroom Suites

- Private baths.
- Walk-in closets.
- Multiple lighting options.
- Floating bath vanities with extra large framed mirrors and under cabinet mood lighting.
- Decorative wall sconces.
- Calacatta white and gold quartz slabs installed with 2.5" modern mitered edge detail.
- Water closet with privacy door, lighting and exhaust fans.
- Access to landscaped back patio with Meyer lemon tree.
- New Toto toilet at comfort height.
- Automated sun shades.

Powder Bath

- Handcrafted Phillip Jeffries wood veneer wall covering made of Paulownia wood complimenting the entry of the home.
- Large glass tiles backed with gold leaf foil.
- Marble mosaic tile backsplash installed to the ceiling.

- Quartz vessel sink with solid brass vessel faucet.
- Marble slab counter with 2.5" modern mitered edge detail.
- New Toto toilet at comfort height.
- Sun tube for natural light.

Dining Room

- Modern floating credenza with under cabinet accent mood lighting.
- Calacatta white gold quartz slab with 2.5" modern mitered edge detail.
- Palecek Everly natural Abaca Rope shaded chandelier.
- Phillip Jeffries hand crafted grasscloth wallcovering installed above credenza.
- Large leaf antique gold wall sconces.
- Dining patio water feature updated to match the pool and spa.
- Sliding door access to the fountain area.
- Automated sun shades.

Living / Family Room

- Incredible mountain and scenic views overlooking the pool.
- Artisan Venetian plaster on curved common wall for living room and family room. Floor to ceiling, wrapped around living room and family room for soft flow of color.
- Art lighting to accent Venetian plaster details and furnishings.
- Large 82" modern Xtreme H2O ceiling fan.
- Unique custom white plaster leaf wall sconces on Venetian plaster wall.
- Built-in cabinet accent lighting.
- Fireplace is faced with large 3D modern tile.
- New flat screen Samsung TV in family room.
- Automated sun shades.

Bar Area

- Polished Onyx Ivory counter top and backsplash with undermount sink and gold bar faucet.
- New built-in "Clear Ice Maker" with cabinet door overlay.
- Phillip Jeffries handmade wood veneer wall covering above bar area.

- Open shelves for easy bar access and decorative display.

Kitchen

- Generous kitchen storage including trash pullout with dual bins, tray storage, drawers for pots and pans and large walk-in pantry.
- Polished onyx ivory slabs create a dramatic “Lighted Art” feature.
- Countertops are solid white quartz material.
- Extra large slabs were used to fabricate a “seamless island” with waterfall edge that transitions to the onyx area.
- Unlit, the onyx is a naturally stunning material. Light the onyx and a very dramatic feature comes to life.
- New Dual Fisher Paykel dishwashers with cabinet panel finishes and specialized drawers capable of washing delicate crystal.
- Designer accent open shelves for a convenient coffee bar area.
- Designer backsplash is Lunada Bay glass tiles.
- 48” Sub Zero classic refrigerator and freezer.
- New 48” Professional Dual Fuel range. Designer Edition with gold accents.
- New 48” Designer Series wall mounted range hood.
- New Stainless steel microwave drawer with automatic open and close feature.
- New Kitchen fixtures with gold champagne finish for soft warm accent.
- 2 new Italian Fireclay sinks with double bowls and low divide. Each sink has double disposals and air switch for easy access.
- Wall mounted pot filler with dual swing and dual shutoff.
- All new custom shelved pantry.
- New 92 bottle built-in wine cooler. Dual zone and slide-out shelves.
- Automated sun shades.

Laundry Room

- Large Laundry with generous storage.
- Large undermount “granite composite” sink.
- Stainless faucet with spray feature.
- White designer backsplash with subway tiles.
- LED under-cabinet lights for task lighting.
- New Samsung washer & dryer in champagne finish with lift feature, drawers.

- Security and AV control center in the wall.
- Sun tube for natural light.

Garages

- Separate A/C in each garage.
- Baldhead custom metal garage cabinetry.
- Epoxy coated flooring.
- New smart garage door openers in both garages.
- Premium insulated garage doors.
- Exclusive driveway parking for 10 cars.
- 220 EV charging stations in each garage.

SOLAR SYSTEM PAID and “OWNED”

COMPLETE LED LIGHTING INTERIOR & EXTERIOR

STONE FLOORING IN THE MAIN LIVING AREAS AND BATHS

NEW CARPET THROUGHOUT ALL BEDROOM SUITES

AUDIO / VIDEO / WIFI

WHOLE HOUSE AUDIO WITH HIGH-END SPEAKER SYSTEM. ALL NEW OCMONENTS