



KEY FEATURES

FEATURES:

- New House Framing
- New Seismic Retrofit & Foundation to Current (CBC2016) Building Standards (See Plans)
- Designed with Indoor-outdoor Living in Mind. (Completed Nov.. 2021)
- 2320 Sq ft. + Large 500+ Sq ft. patio which lends for indoor-outdoor entertainment
- Large Storage Rooms
- New Structural Glass Railings
- High Ceilings Throughout
- Private Master Bedroom Imported Tile Balcony
- Dual Master Showers
- Master Suite with Large Walk-in Closet
- New Schluter®-DITRA-HEAT Radiant Floor Heating (https://www.schluter.com/schluter-us/en_US/Floor-Warming/c/FWI)
- Ambient Lighting
- Wired with CAT6a Gigabit Ethernet (High-speed)
- New 25 Year Torch Down Roof
- New LaHabra Stucco - Crystal White Color (<https://www.lahabrastucco.com/color-charts-standard.shtml>)
- New Clear Redwood Soffits Siding
- New Milgard® Ultra Windows Limited Lifetime Warranty
- Completely Insulated to 2020 CalGreen Standards, for Energy Efficiency and Sound Deadening (All Interior Walls, Exterior Walls, and Between Floors)
- New Jeldwen® Site-line Wood Clad Windows Limited Lifetime Warranty
- High-end Level Five Smooth Wall Finish
- Zero VOC Interior Paint
- Multiple Skylights
- New Custom Entrance Door with Glass Windows
- New Solid Baldwin® Door Hardware (Limited Lifetime Warranty) (<https://www.baldwinhardware.com/support/warranty-information>)
- New Custom Solid Core Doors (<https://www.frameportamerica.com/>) (5 Year Limited Warranty)
- New Multiple Evonic Fires® Remote Control Fireplaces (Limited Lifetime Warranty), to compliment a cozy setting (https://electricmodern.com/collections/halo/products/kiruna-single-sided-electric-fireplace?utm_referrer=https%3A%2F%2FEuropeanhome.com)
- High-end Designer Light fixtures
- Seismic/Earthquake Engineered to 2019 Standards using only the best Simpson Strong Tie® Products (<https://embed.widencdn.net/pdf/plus/ssttoolbox/onolrzfkuw/S-T-BROCHURE18.pdf?u=cjmyin>)
- Cal HERS Standards
- CalCert, Inc Standards

KITCHEN FEATURES:

- Large Symmetrically & ergonomic Designed Chef's Kitchen
- Custom Rift-cut Oak Cabinets
- Plenty of Counter and Storage Space
- Custom Fabricated Calacatta Quartz Slab Waterfall Island with Double wide Sink, Designed for the Chef who enjoys a good conversation with family or friends while cooking
- New Thermador® 36" Six Burner Gas Cooktop
- New Thermador® 30" Electric Dual Convection Oven
- New Thermador® 30" Microwave Oven
- New Thermador® 36" French Door Refrigerator with Ice-maker

- New Thermador® Dishwasher
- New Thermador® High Performance Range Hood
- Pot Filler Over Cooktop
- Pendant Lights
- Valance Lights
- Garbage Disposals
- Dimmers

LANDSCAPING FEATURES:

- Well Designed Landscaping
- Landscape Lights
- Automatic Landscape Valance Lights
- Native Landscaping
- New Redwood Fence with 99% UV Protection
- Low Maintenance yard

BATHROOM FEATURES:

- 2.5 Bathrooms
- New Ambient Night Lights
- Zero-threshold Showers
- Glass Wall Shower Enclosures
- Dual Sinks
- Oversized Master Dual Bath Shower
- Free Standing Soaking Tub
- Spanish and Italian Tile (Large Format, 12x24. 24x48)
- Designer Fixtures

PLUMBING FEATURES:

- New Water Main
- New Sewer Lateral to Main
- New Whole House-Trap
- New Pex Plumbing
- New Sewer Lines
- New Smart Wi-fi Enabled Energy Efficient Rinnai® Tankless Water Heater
- New Energy Efficient Electrolux® Smart Washer and Gas Dryer (Included)
- New Gas Meter and Gas Lines
- New Water Conserving Fixtures

SAFETY FEATURES:

- Seismic Retrofit (to current standards)
- Hard Wired Smoke and Carbon Monoxide Alarms
- Safety Tempered Glass Windows
- Exceeds Fire Egress Standards

ELECTRICAL FEATURES:

- Solar Power
- Custom LED Light Strips Over Bar
- Custom LED Light Ambient Lighting for Rooftop Terrace.
- New Wiring, Outlets and Switches
- TV Wire Chases for Easy Install.
- New Lutron Caseta Dimmers Throughout
- New 125 Amp Main and Sub Panel
- Energy Efficient LED Lights, Fixtures, Most with Dimmers
- All LED Halo® Recessed Lights
- Designer Ceiling and Exterior Fixtures

HVAC FEATURES:

- New Multiple Zone Heating and Cooling
- New Mitsubishi® Ceiling Cassettes, 19+ SEER, Energy Efficient HVAC
- New Piping Throughout



POWERED BY

PLACE