

UPGRADES AND SPECIFICATIONS



The home was completely rebuilt as a custom home over a two year period and finished in 2016. The current owners took the house to the studs, leaving the original solid plaster walls as an homage to the incredible character and construction quality of an 1890's solid masonry home. The interior design is a reflection of the sophisticated style of the original era with a most elegant and on-trend modern interpretation.

GENERAL

- Wrought iron fencing at the curb adjacent to the sidewalk
- Wrought iron finials at the top of the wrought iron fence at the entry to the front garden to be period correct
- Extensive hardscape and perennial landscape at the front garden, with new stepping stones and a new walkway
- Front of the home features french doors that open to the wrought iron juliette balconies
- Added covered entry at the oversized, solid wood, thermal entry door
- Entry foyer with an inlay of calcutta gold marble
- The original baluster and balustrade were restored and the interior staircase was replaced
- 4# rift cut and quarter sawn white oak throughout the home
- Recreated the fireplace mantel, surround and custom glass screen to capture the original era with a modern twist
- Millwork throughout the home was constructed by an artisan craftsmen to reflect the grandeur and character of the home
- The home is fully secured by perimeter cameras, internal motion security, glass break at windows and doors and physical security at the entry gate through to the garage, with ability to view all video surveillance areas.
- The family room is wired with surround sound with BMW audio, with wi-fi throughout the home.
- 3/4" custom-made Plantation Shutters throughout the home
- All interior recessed lighting were converted to high-efficiency LED dimmable lighting
- All cabinet and door hardware and faucet fixtures are from Studio 41 and in either polished nickel or polished chrome
- All internal doors replaced with solid core doors
- All closets feature custom built in shelving systems

INFRASTRUCTURE, DOORS, WINDOWS, AND MECHANICALS

- All new plumbing throughout the home
- All new electrical wiring throughout the home
- The HVAC was completely overhauled and AC condensers were replaced
- Four HVAC zones including 2 furnaces with humidification and 2 airco compressors

- The roof was a complete tear off and replacement
- The roof deck was removed and re-built in Cedar
- Masonry was tuckpointed and sealed
- Windows throughout the home were replaced with Marvin windows (other than newer windows deemed to be in excellent condition)
- The great room windows were replaced with a floor to ceiling, accordion door system to provide indoor-outdoor living to a secluded English courtyard
- The master bedroom windows were enlarged to be in character with the home and provide a light-filled master suite

POWDER ROOM

- Custom detailed vanity and backsplash in Carrera Marble with an Ogee edge
- Schumacher wallpaper in a subtle and neutral pattern
- Custom floor detail in Carrera Marble with a polished nickel inlay
- Polished nickel faucet

BUTLER PANTRY, KITCHEN and GREAT ROOM

- Custom cabinetry with Carrera Marble countertop and artisan backsplash
- 24 bottle wine refrigeration
- Power and USB connections for personal electronics' charging station

KITCHEN (a cook's paradise!)

- Custom milled cabinetry in white painted solid wood with soft close doors
- Subzero refrigerator, Bosch double-oven with side opening doors, Bosch 5 burner gas cook-top, Bosch energy saver dishwasher, and Bosch undercounter microwave
- Instant hot water
- Counter top in Carrera marble and custom, handmade artisan subway tile backsplash in soft grey
- Integrated pantry with pull out shelves
- Custom, oversized island in Carrera marble with Ogee edge countertop and island seating

GREAT ROOM

- Stunning, floor-to-ceiling statuary marble wall featuring an elevated, horizontal gas fireplace providing a natural break from the kitchen to the great room
- Custom cabinetry with built-in entertainment center at the TV wall
- Stunning visual to the secluded English courtyard which is surrounded on either side by 12' tall Cypress trees

MASTER SUITE on the 2nd level

- Gracious master suite with spa like bath, massive dressing closet with custom millwork, and a wall of custom built cabinetry in the bedroom
- The master bath features intricate wainscoting, baseboard and floor detail, all hand cut

in Carrera marble.

- Radiant heat and heated, European towel rack in the master bath
- Exquisite OVE freestanding bathtub with a Victoria and Albert waterfall faucet
- Large, walk-in shower with rainforest shower head and infinity drain
- Beautiful north facing stained glass window
- Beautifully appointed laundry room on this level with high efficiency, full-sized, washer and dryer and custom cabinetry

SITTING ROOM AND OFFICE

- The master suite is completely self-contained and opens to the gracious sitting room with original alabaster, working gas fireplace and built-in bookcase
- The office is generously sized and converts easily to a 4th bedroom, with beautiful tree-top views to the west
- The office features gorgeous custom milled chair rail and a stunning chandelier

THIRD LEVEL

- En-suite guest bedroom overlooking the tree-tops with finish details on par with the master bathroom
- The 3rd bedroom with large custom outfitted closet is currently used as a fitness room and walks out to an oversized cedar deck with city views
- Adjacent to the 3rd bedroom is a full bathroom with finishes on par with the master bathroom
- The deck can be incorporated as interior living space per code providing an additional 520 square feet of living space