

Remodel / upgrades

WOOD FLOORING – completed May 2025

- **Monarch Plank** – Dover Bradfield – **luxury brand**
- European Oak Engineered Hardwood, **4mm thick** (upgraded thickness, this allows for resurfacing 2-3 times)
- Approx. 2600 sq feet – cost \$90k

STONework (slabs hand-picked from Blackstone Granite and Marble importers) – every room remodeled – completed June 2025

Window coverings – Somfy brand throughout (office and primary bedroom motorized) new April 2025 - \$30k

Top of the line Jacuzzi infrared J-LX \$17k warranty included, installed December 2024 by Aqua Paradise, Carlsbad. Additional privacy trellis installed February 2025.

Kitchen

- Island, countertops, backsplash
 - Mont Blanc Quartzite, hand selected slabs (6) from Brazil, 2CM thickness
 - Note: island is **single slab (no seams)** – heavy!!
- Counter top to ceiling tile and under island
 - Bedrosian's Zagora 2X6 **Zellige** Field Tile, Blanc
 - Each 2X6 piece **hand placed** – no mesh.
- Sink
 - Blanco sink
- Faucets and accessories
 - **Brizo luxury line**, Luxe Gold
- Cabinet pulls
 - Emtek **solid brass** brushed gold
- All cabinets refinished and painted
- New Thermador professional range and dual motor hood and microwave (4 months old)

Living Room

- Fireplace Hearth and waterfall stone
 - Calacatta Ludovico Quartzite, Leathered finish, **3 CM extra thick** (8 men needed to install full slabs!)
- Bar
 - Countertop:
 - Calacatta Ludovico Quartzite, Leathered finish, **3 CM extra thick**
 - Backsplash:
 - Bedrosian's Zagora 2X6 **Zellige** Field Tile, Negro
 - Each 2X6 piece **hand placed** – no mesh.
- Countertop behind couch
 - Mont Blanc Quartzite, 2CM thick

Laundry Room

- Countertop: Mont Blanc Quartzite, 2CM thick
- Floor: Bedrosian's Makoto 10 in hex field matte, Shoji White
- Backsplash: Bedrosian's Zagora 2X6 **Zellige** Field Tile, Blanc
- New washer and dryer October 2024

Kitchen Bathroom

- Main floor: Bedrosian's Bluerun Antique White 12X24
- Shower pan: Bedrosian's **Penny Marble Calacatta** Honed
- Shower walls: Bedrosian's **Strata Haya** 24X48 matte
- Shower faucets: **Brizio Odin Collection**, Black Matte
- Sink faucet: Kohler
- Glass – premium clarity
- **Bidet Toto Extended (\$1k each) and electrical outlet added to accommodate**

Main floor:

- Hearth dining room and drawing room – **Taj Mahal Quartzite**, 2CM each
- Counter tops - **Taj Mahal Quartzite**, 2CM each
- Counter tops staircase - **Taj Mahal Quartzite**, 2CM each

Powder room

Bidet Toto Extended (\$1k each) and electrical outlet added to accommodate

Removal of pedestal sink and installation of new cabinet, marble top and sink

Primary Bedroom and Bath

- cabinets resurfaced and new paint
- Entryway countertop - **Taj Mahal Quartzite**, 2CM each
- Entryway backsplash - Bedrosian's Zagora 2X6 **Zellige** Field Tile, Blanc
- Bathroom:
 - Stone/Tile
 - Countertops: **Taj Mahal Quartzite**, 2CM each
 - Main floor: Bedrosian's Calacatta Oro Honed, 24X48
 - Shower walls: Bedrosian's Calacatta Oro Polished, 24X48
 - Shower Pan: Bedrosian's Caspian Bisque 3" Hex Mosaic Honed
 - Faucets / Shower / Tub:
 - Brizio Odin Collection, Luxe Gold
 - Wyndham Collection Soaking Tub
 - **Bidet Toto Extended (\$1k each) and electrical outlet added to accomodate**
 - Glass: **premium thickness, extra clear**
 - Cabinet pulls
 - Schuab **solid brass** brushed gold - \$50 each

Upstairs

Bathroom (Jack and Jill)

- Countertop – Azura Bay Quartzite Satin, 3CM thick
- Main floor – Bedrosian's Wave Ice Field, 12X24 honed
- Shower Pan – Bedrosian's Jeweled Hex Pale Beige marble
- Walls –
 - Bedrosian's Poetry Beige 24X48 Field Tile Matte
 - Bedrosian's Poetry Beige 24X48 Deco Satin
- Glass – premium clarity
- Refinished cabinets

- New sinks
- Cabinet pulls
 - Emtek **solid brass** brushed gold

Bathroom (Boys)

- Countertop – Azura Bay Quartzite Satin, 3CM thick
- Main floor – Bedrosian’s Wave Ice Field, 12X24 honed
- Shower pan – Bedrosian’s Natural Prism 11X13
- Shower walls -Bedrosian’s 24X48 Bianco Lasa Polished
- Cabinet pulls
 - Emtek **solid brass** brushed gold

Game room/linen walk in closet (off girls’ room)

- Countertops: **Taj Mahal Quartzite**, 2CM each
- Refinished cabinets
- Cabinet pulls
 - Emtek **solid brass** brushed gold
- New sink

Carpet:

- Stairs: Anderson Tuftex Scout. Black binding specially made by hand each piece.
- Office, bedrooms, theater: Karastan Delicate Dimension, premium pad.

Landscaping (over \$200k).

Mature trees, irrigation, lighting

Removed 40 dead, aging Avocado Trees.

Painting Complete Exterior and Interior Dec 2024/Jan 2025 – Sherwin Williams Emerald Super Premium paint (\$75k).

Some before and after photos:

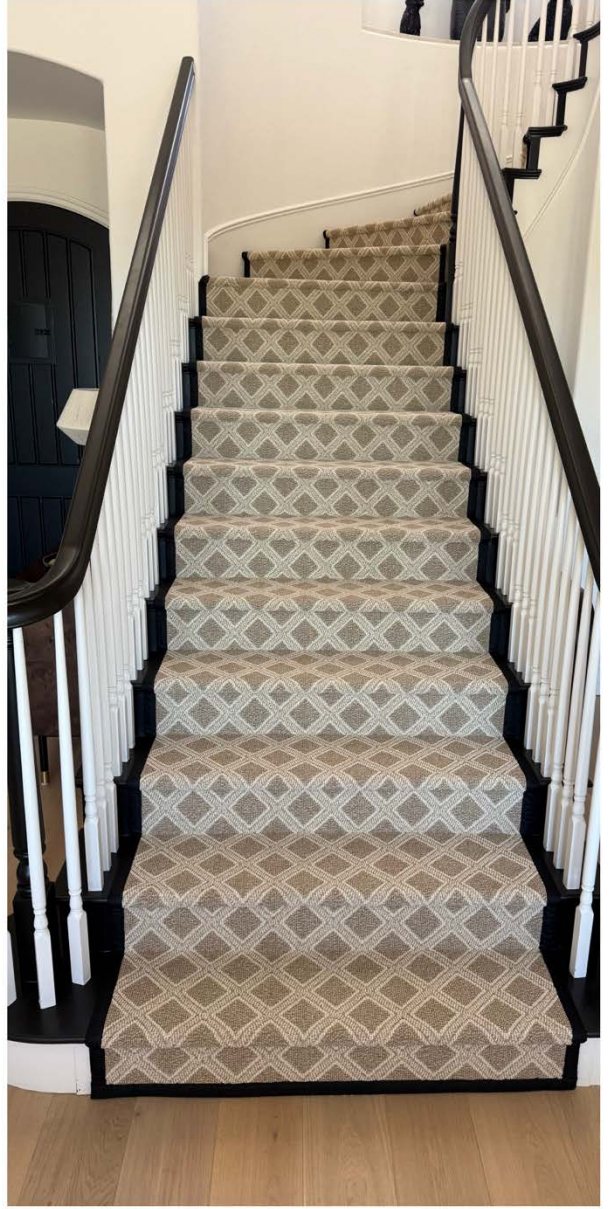




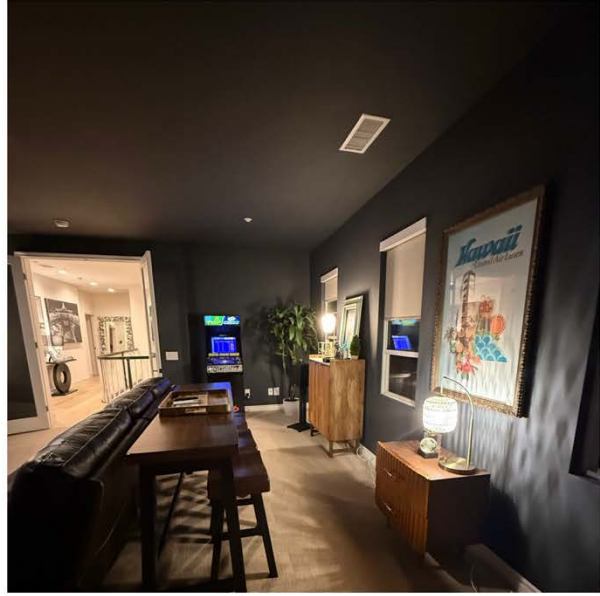


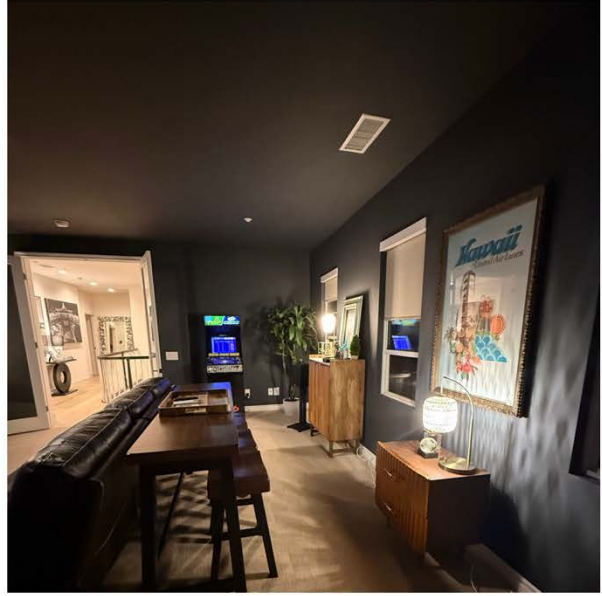






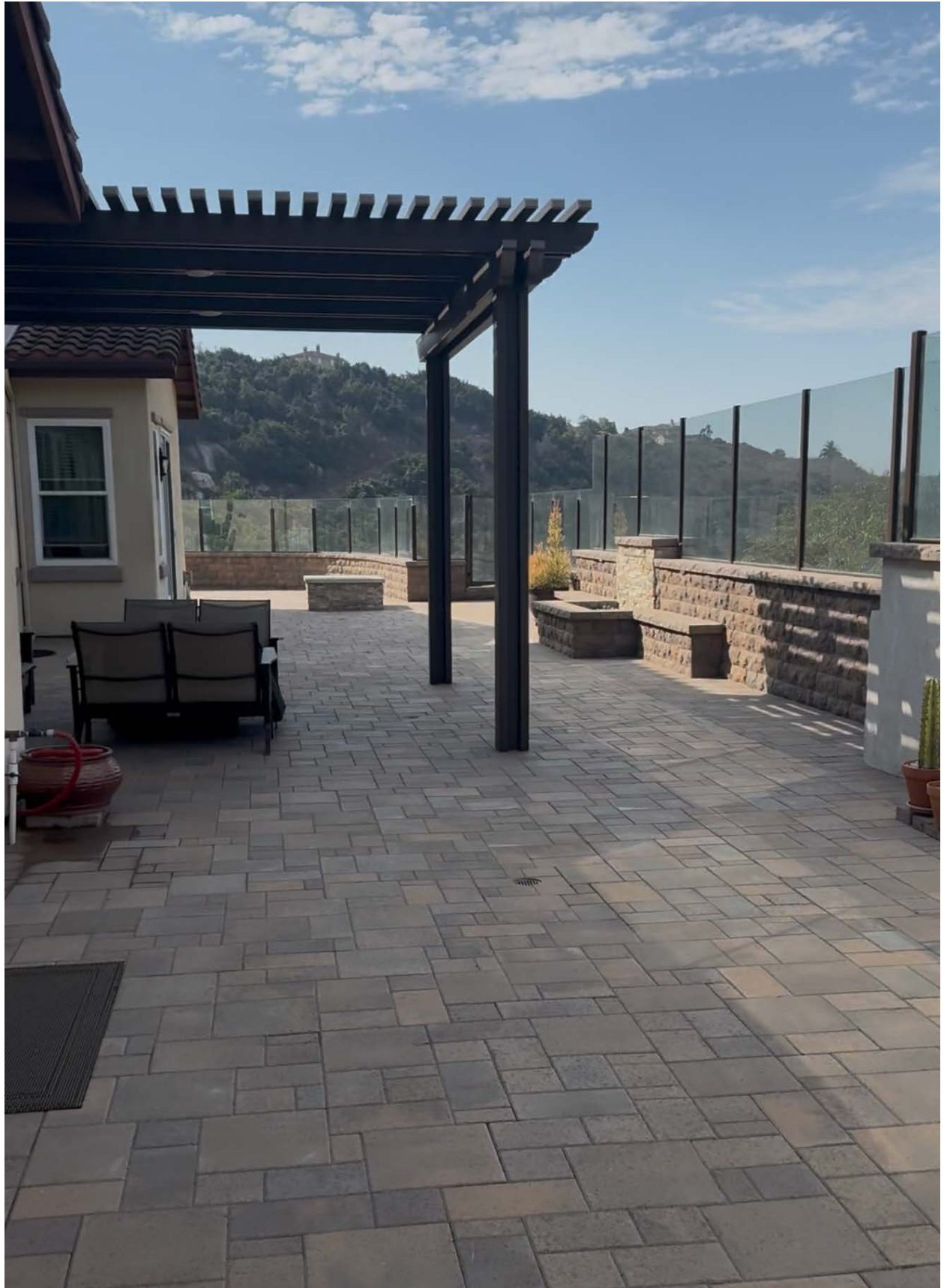
































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