

■ 18452 Carnaby Ln, Huntington Beach, CA

Amenity and Upgrade Details:

■ Major Renovation & Structure

- Fully rebuilt and expanded in 2008 (taken down to studs)
- Approx. +1,600 sq ft addition
- Extended footprint on both first and second floors
- Multiple new foundation sections poured
- Built with 5/8" drywall throughout (higher-end construction standard)

■ Systems & Infrastructure (All Updated)

- All new copper plumbing throughout
- Upgraded 4-inch main sewer line to street
- All new electrical system (wiring + panels)
- Dual-zone HVAC (separate systems for each floor)
- All new ductwork
- Tankless water heater (approx. 4 years old)
- Annual system maintenance (HVAC + water heater)

Energy Efficiency & Comfort

- Double insulation between floors (soundproofing)
- Dual-pane Milgard windows (lifetime warranty)
- Hardy board siding (durable, long-life material)
- 40-year roof (installed 2008)

Kitchen & Appliances

- Monogram appliance package
- Bosch dishwasher (newer, ultra-quiet)
- Built-in refrigerator
- High-BTU range (approx. 21,000 BTU)
- Built-in microwave
- Custom maple cabinetry (no particle board)
- Granite countertops

■ Bathrooms & Fixtures

- Marble finishes (upstairs bathrooms)
- Limestone finishes (downstairs + laundry)
- High-end ROHL designer faucets (lifetime warranty)
- All new toilets throughout
- Undermount sinks with custom work

■ Flooring & Finishes

- Engineered oak flooring (downstairs)
- Solid oak flooring (upstairs & stairs)
- Custom stain (refinishable multiple times)
- Extensive crown molding throughout entire home
- Custom baseboards, casings, and millwork

■ Fireplaces

- 3 total fireplaces:
 - 2 gas fireplaces with remote control
 - 1 wood-burning fireplace (never used)

❄️ ■ Heating, Cooling & Air

- Central air conditioning (2 units), Furnaces (2 units)

- Minimal usage = systems in excellent condition

■ Media & Smart Features

- Media room wired for 7.1/7.2 surround sound
- Living room wired for 5.1 surround sound
- Master bedroom and bath wired for speakers
- Built-in speaker wiring throughout (including kitchen & outdoor areas)
- Pre-wired for projector and screen
- Whole-home coax + streaming setup

■ Connectivity & Tech

- Whole-home coax wiring in every room
- Outdoor HD Antenna connect to a Tablo OTA TV compatible system (free local channels)
- Compatible with Apple TV / Roku
- Frontier fiber optic internet (high-speed)

■ Security

- Fully wired ADT security system
- Hardwired smoke & carbon monoxide detectors
- Wired for security cameras (system upgrade needed for WiFi viewing)
- Includes monitor + recording equipment

■ Windows & Window Treatments

- Dual-pane windows throughout
- Custom plantation shutters

■ Laundry Room

- Dedicated laundry room with:
 - Sink (rare feature)
 - Granite counters
 - Limestone flooring

■ Bar & Storage

- Custom wet bar
- Built-in wine fridge
- Additional bar refrigerator
- Extensive storage throughout home

■ Bonus / Flex Spaces

- Potential:
 - In-law suite
 - Home office
 - Hobby room
- Separate-use flexibility

■ Exterior & Lot Features

- Fully paved front, backyard, and driveway
- Custom stonework and planters
- Built-in BBQ area
- Professionally installed drainage system (French drains)
- Stucco + stone exterior accents

■ Irrigation

- Battery-operated sprinkler system (front & back)

Additional Highlights

- Custom-built solid oak staircase
- Attic designed for easy access and maintenance
- High-end construction with no expense spared
- Well-maintained with consistent upkeep