



FEATURES & FINISHES LIST

12162 Laurel Terrace Dr, Studio City 91604

This exceptional modern residence was thoughtfully designed with a focus on clean architecture, warm natural materials, and seamless indoor-outdoor living. The home combines refined craftsmanship with curated designer finishes to create a calm and sophisticated living environment. Highlights include expansive entertaining areas, multiple outdoor living spaces, and a fully independent accessory dwelling unit.

Exterior Architecture

- Contemporary architectural design with minimalist detailing
- Smooth stucco exterior in a warm eggshell finish
- Architectural composite siding and decking in Roman Antique tone
- Modern roof design with premium architectural shingles
- Clean lines and natural textures that blend seamlessly with the surrounding landscape

Indoor-Outdoor Living: Designed for Southern California living, the property features multiple outdoor spaces ideal for entertaining and relaxation.

- Dining patio
- Kitchen deck
- Pool terrace
- ADU balcony and patio
- Landscaped entry courtyard

Landscape Design: The grounds feature professionally designed drought-tolerant landscaping with a modern California aesthetic.

- Architectural ornamental grasses
- Lavender gardens surrounding the pool and entry
- Gravel landscape beds for a clean modern look
- Sculptural planting that enhances the architecture

Hardscape & Entry

- Contemporary cement and gravel driveway design
- Custom exterior walkways and patio pavers
- Architectural entry stair design
- Integrated landscape lighting

Interior Design & Materials

Curated Interior Design: The interiors were designed to feel calm, sophisticated and timeless. Natural stone, warm wood finishes, and soft neutral palettes create a cohesive modern environment throughout the home.

- Minimalist flush doors
- Custom cabinetry
- Integrated lighting features
- Clean modern trim profiles
- A modern architectural fireplace anchors the living space

Flooring & Surfaces: The home incorporates a curated selection of luxury materials throughout.

- Premium hardwood flooring
- Silver Travertine stone
- Roman Imperiale quartzite
- Limestone accents
- Breccia marble stone surfaces
- SapienStone designer porcelain slabs

Designer Kitchen: The kitchen is designed as both a functional chef's workspace and a central gathering space for entertaining.

- Custom Dal Lusso cabinetry
- Oversized island with custom stained wood cabinetry
- Panel-ready integrated appliances
- Designer stone surfaces
- Modern architectural lighting

Custom Cabinetry

- Custom painted kitchen cabinetry
- Stained wood island cabinetry
- Built-in storage throughout the home
- Architectural millwork details

Bathrooms: Spa-inspired bathrooms feature luxury designer fixtures and refined materials.

- Phyrich designer plumbing fixtures
- Wall mounted vanity faucets
- Designer shower systems
- Custom stone and tile installations

Appliances, Technology & Lifestyle Features

Professional Kitchen Appliances: The home features a fully equipped chef's kitchen with professional-grade appliances.

- 48-inch dual fuel range
- Viking 7 Series Professional Range
- High-performance burners
- Dual convection ovens
- Commercial-grade cooking performance
- Wolf professional hood system
- Dacor panel-ready column refrigerator
- Dacor panel-ready column freezer
- Miele fully integrated dishwasher

Outdoor Kitchen

- Lynx 42-inch built-in grill with rotisserie
- Infrared searing burner
- Outdoor refrigerator
- Entertaining deck adjacent to kitchen

Primary Suite Amenities: The primary suite includes thoughtful luxury touches designed for comfort and convenience.

- Beverage refrigerator in the bedroom suite
- Spa-style primary bathroom
- Custom closet design

Laundry

- LG smart washer with TurboWash technology
- LG smart gas dryer with steam technology

Accessory Dwelling Unit (ADU): A fully independent ADU provides additional flexibility for guests, extended family, or private workspace.

- Private entrance
- Kitchen with Dacor gas cooktop
- Balcony and outdoor living space
- Separate living quarters

Designer Lighting: Lighting throughout the home was carefully curated to enhance the architecture and ambiance.

- Floating disc dining chandelier
- Custom wood pendant lighting
- Travertine wall sconces
- Architectural exterior lighting