

9 The Point, Coronado CA 92118

Home Features List

Brief

The property was purchased in 2021, and in 2022 the existing home and foundation were removed, and formal construction began in July of 2022. The home was designed by Kevin Rugee, Coronado Architect, known for livable and inviting coastal homes. Coronado custom home builder Jim Papenhausen completed construction in late 2023.

Coastal Farmhouse Inspired 3700sqft home support (5) covered outside living areas (3) of them well equipped for entertaining. (4) Bedrooms each with full baths, (2) additional ½ bathrooms on the 1st and 3rd floor. Gourmet bakers' kitchen with top-of-the-line (see detailed list of high quality manufacturers to follow) appliances and custom cabinetry. This home is coastal living at its finest.

EXTERIOR *to all floors

Composite "Brava" roof tiles w/ front copper roof
Copper rain gutters and downspouts
Enphase (8) panel solar system
Whole-house water filter system
Low-voltage lights w/internet controller
Low-maintenance yard
Simple 4 valve automatic drip watering system
Designer – stone/tile outside shower
Coastal Farm House accent lights
Numerous exterior Lutron-controlled can lights
Milgard Ultra Fiberglass exterior doors and windows
Western Window Systems wall doors let the outside in.

INTERIOR

8ft solid 1 ¾" each with (4) hinges, custom paneled doors
2nd and 3rd floors upgraded to 1" plywood sheeting during construction
Fire sprinkler system
Historical antique sconces
Designer and Antique Chandeliers
7" baseboard
Designer floating staircase
9' and 10' ceilings, if not vaulted for additional volume
Custom cabinets with designer marble tops
3-zone heating and air conditioning system
Additional spray insulation was added during construction

ELEVATOR

Custom panel hardwood doors
Large 8ft ceiling elevator car
Antique mirror in the elevator
8ft solid 1 ¾" each with (4) hinges, custom paneled doors

PRIMARY BEDROOM

Custom Western glass door to patio with view of the Coronado Bridge
Extensive finish carpentry such as ceiling beams, crown molding, and 7" baseboard

PRIMARY BATH

Electric heated floor
Vanity Mirrors and 7'x5' Wall mirror (included)
Designer tile floor
Curbless walk in steam shower
Sapphire shower glass
High-end nickel plumbing fixtures
Primary Closet under cabinet lighting
Custom Closet shelves and drawers w/marble tops
Freestanding Soaking Tub w/Nickel Floor Plumbing Fixture

CHEFS KITCHEN

Wolf 8-burner stove painted to match the custom hood
GE Cafe Bakers oven
Drawer-style microwave
36" Sub-Zero refrigerator
36" Sub-Zero freezer
Ultra White Farm Sink
Sub-Zero beverage refrigerator
Fisher and Paykel (2) Drawer Dishwasher
Oversized Marble kitchen island with (4) Sarina Lilly bar stools (included)
Miele Coffee maker
(2) Sub-Zero 300 bottle wine refrigerators located in the dining area with a custom cabinet.
Custom cabinets with extensive use of drawers
Designer under-cabinet lighting

2ND FLOOR LAUNDRY

Custom cabinet and wall tile
Large capacity washer and gas dryer
Laundry Sink with a large custom stone countertop
Large capacity Washer and Gas Dryer w/ Stone Top (included)
Extensive wall tile and custom millwork

(3) 2ND FLOOR BEDROOMS

Each with custom cabinets and carpentry
Each bedroom has a full bath, each with unique special tile features
Each bedroom shows extensive millwork
Each with custom closet cabinetry
Each with Lutron automatic designer blinds

GARAGE

2 Car plus work area layout
Custom workbench and cabinets with sink
(2) Navien 240A Tankless water heaters with circulation pumps
High-end garage door
Lift Master Premium Jackshaft Garage Door Opener w/ Battery backup
WIFI-enabled "myQ" opener + Level II Car Charger

65' BOAT DOCK

A dock which could support (2) yachts up to 70'
(2) 50amp dock power pedals
(2) 30amp plugs, (2) 20amp plugs (2) fresh water dock bibs

ELECTRONICS

Home alarm

(4) Sonos home stereo zones

(1) 75" Samsung Frame TV w/ Sonos sound bar (included)

Home network switch with (5) POE access points (included)

Lutron designer lighting system

Lutron designer automatic wired window blinds

Network security camera (included)

Milgard Ultra Fiberglass exterior doors and windows

400amp electrical panel

OUTDOOR LIVING AREAS (offering significant additional living space in addition to home square footage)

1st Floor rear patio 412sqft

Non slip tile

Wind-reducing glass

30" EVO Iron Grill

(4) Electronic Infratech Heaters

1st Floor Covered Entry 230sqft

Non slip tile

Integrated LED can light

Entry sconces

8' Custom entry door

2nd Floor rear deck 255sqft

Glass safety rail

Relaxing swing

Non-slip tile/deck drains

(3) Electronic Infratech Heaters

Wash down the hose bib

2nd Floor front deck 181sqft

Non-slip tile/deck drains

Holiday light outlet with timer

Wash down the hose bib

3rd Floor entertaining and view deck 691sqft

Iron Wood decking material to provide a level entertaining area

Wind-reducing glass,

(2) Kindle Living Gas Lamp heaters

(2) Electronic Infratech Heaters

Surface desk drains

Gas BBQ & Stainless outdoor mini refrigerator

Stainless trash can drawer, and stainless sink with stainless steel plumbing fixture

Covered sitting area with extensive millwork

Wash down the hose bib