



8904 HUBBARD ST
CULVER CITY, CA

OUTSTANDING FEATURES

MODERN ARCHITECTURAL DESIGN & EXTERIOR PRESENCE

- **Contemporary Massing** — Striking modern architecture accented by black metal panel siding and clean geometric lines.
- **Modern Stucco** — 20/30 sand-finish exterior delivering a refined contemporary façade.
- **Architectural Lighting** — Sleek exterior lighting fixtures enhancing evening ambiance and curb appeal.
- **Cable Railings** — Modern railing system at primary ensuite deck -creating a seamless visual flow.
- **Turf Strip Driveway** — Contemporary driveway design combining modern aesthetics with water-conscious materials.
- **Downspout Drainage System** — Enhanced water management through engineered leader heads and downspouts.
- **Frameless Infinity Glass Detail** — Minimal-profile glazing creating a continuous river rock transition between indoor and outdoor spaces, delivering a striking illusion of uninterrupted material flow.
- **Architectural Metal Security Gate** — Sleek custom-fabricated metal gate blending contemporary design with enhanced privacy and secure entry, reinforcing the home's refined modern aesthetic.

REDEFINED LIVING SPACES & DESIGNER INTERIORS

- **Heightened Ceilings** — Soaring ceiling heights enhancing volume and natural light, creating an open, airy architectural presence throughout the main living level and secondary bedroom.
- **Floor-to-Ceiling Sliders** — Expansive metal sliding glass doors maximizing natural light and indoor-outdoor flow, while focusing on energy-efficiency with its dual-pane, low-e composition.
- **Natural Oak Flooring Design** — Engineered oak floors extending throughout the residence, reinforcing continuity, warmth, and modern organic contrast.
- **Board-Form Feature Wall** — Architectural focal wall adding warmth and texture to the living room.
- **Cable Stair Rail System** — Custom interior cable railings with cased posts delivering sculptural detail.
- **Solid-Core Interior Doors** — Substantial doors providing enhanced acoustics and elevated design.
- **Recessed LED Lighting** — Clean integrated lighting thoughtfully placed throughout the home.
- **Designer Fixtures** — Curated lighting selections enhancing modern interior aesthetics.
- **Paint-Matched AC Vent Covers** — Linear slot-style vents blending seamlessly with ceiling finishes.



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CHEF'S KITCHEN – FORM & FUNCTION

- **Oversized Kitchen Island** — Large-scale island finished with durable porcelain countertops.
- **European Flat-Panel Cabinetry** — Custom modern cabinetry with sleek minimalist styling.
- **Custom Wood Island & Hood Wrap** — Matching wood detailing at the kitchen island and range hood.
- **Complete Stainless-Steel Appliance Suite** — Cohesive stainless-steel appliance package delivering modern performance, visual continuity, and chef-inspired functionality.
- **Forno 6-Burner Range** — Professional-style stainless steel range anchoring the kitchen.
- **Enclosed Pantry** — Dedicated storage space thoughtfully designed for convenience and a clean finish.
- **Floating Shelving** — Custom shelving aligned with cabinetry tones.
- **Utility Sink** — Oversized undermount stainless-steel sink paired with chic plumbing fixtures.
- **Designer Hardware** — Statement pulls and fixtures reinforcing the kitchen's contemporary palette.

SPA-INSPIRED BATHS & WELLNESS SPACES

- **Freestanding Soaking Tub** — Primary ensuite centerpiece designed for relaxation.
- **Vaulted Primary Ensuite Retreat** — Elevated vaulted ceilings paired with expansive window placement create a light-filled, spa-inspired environment with enhanced openness and architectural character.
- **Porcelain Double Vanity** — Custom primary vanity finished with durable porcelain surfaces.
- **Vanity-to-Ceiling Mirrors** — Full-height mirrors enhancing light and spatial depth.
- **Chic Plumbing Fixtures** — Thoughtfully selected modern fixtures throughout baths, blending refined aesthetics with everyday functionality and cohesive designer styling.
- **Bedrosians Designer Tile** — High-end tile selections throughout bath environments.
- **Woodbridge Toilets** — Modern water-efficient fixtures with sleek profiles.
- **Powder Room Feature Finish** — Concretta plaster-finished walls paired with a custom porcelain vanity.
- **Frameless Glass Enclosures** — Clean minimal shower detailing reinforcing modern design.
- **Designer Walk-In Closet System** — Custom built-in shelving and storage solutions creating a functional yet elevated primary suite wardrobe space.



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LANDSCAPING, OUTDOOR LIVING & ELEVATED ENTERTAINING

- **Turf-Covered Front Yard & Private Bamboo-Lined Backyard** — Low-maintenance turf landscaping complemented by silver sheen and bamboo plantings, creating a lush, private outdoor setting - perfect for entertaining.
- **Private Primary Ensuite Deck** — Spacious second-level outdoor retreat directly off the primary suite, designed for seamless indoor-outdoor living and elevated privacy.
- **Finished Two-Car Garage** — Spacious, attached two-car garage with 220V outlet for EV charging.
- **Rooftop Deck** — Elevated outdoor retreat complete with dual seating areas, planters, and drainage system.
- **Drought-Tolerant Landscaping** — Water-conscious planting palette supported by drip irrigation, including curated selection of gravel and black polished river rock.
- **Drip Irrigation System** — Automated irrigation with timer for efficient landscape care.

MAJOR SYSTEMS, SMART TECHNOLOGY & INFRASTRUCTURE

- **AC Pro Heat Pump HVAC** — High-efficiency dual-zoned heat pump system providing energy-conscious central heating and cooling, designed for year-round comfort, quieter operation, and balanced climate control across multiple living levels.
- **Google Nest Thermostat** — Smart climate control with intuitive scheduling capabilities.
- **Noritz Tankless Water Heater** — Energy-efficient on-demand hot water system.
- **Solar Photovoltaic System** — Owned solar installation supporting energy-conscious modern living.
- **Low-Voltage Wiring** — Professional pre-wiring with dedicated Ethernet data drops supporting future smart-home expansion.
- **PoE Ring Camera System** — Integrated security camera infrastructure.
- **Dual-Pane Metal Windows** — Low-e casement and awning-style windows supporting energy efficiency.
- **Dual-Pane Metal Swing Doors** — Architecturally framed, low-e metal swing door systems enhancing energy efficiency, indoor-outdoor connectivity, and modern design continuity throughout the home.
- **Torch-Down Roofing** — Durable low-slope roofing system designed for longevity and performance.