

BROCK & LORI

1108 E Mariposa St
Altadena

3 bedrooms, 2.5 bathrooms
2,497 sq. ft. home*
5,911 sq. ft. lot**
Originally Built 1930 | Rebuilt in 2025/2026

Upgrades & Amenities

Developed by Ocean Development Inc., the property at 1108 E Mariposa St was thoughtfully redesigned and rebuilt based on its original footprint following the Eaton Fire. Completed in 2026, this newly constructed single-family residence features modern systems, smart home integration, and high-quality finishes throughout, reflecting a strong commitment to quality and resilience.

A comprehensive list of upgrades includes:

Interior Features & Amenities

❖ Whole House Fixtures & Finishings

- 9 ft ceilings throughout
- Wide-plank engineered hardwood floors
- Solid-core interior doors
- Custom cabinetry with soft-close drawers/doors
- Sierra Pacific dual-pane energy-efficient windows and doors (manufacturer's warranty)
- Electric fireplace

❖ Primary Suite

- Large walk-in closet
- Two patio decks: one shared, one private
- Primary Bathroom
 - Dual vanity sinks
 - Custom cabinetry
 - Designer plumbing fixtures
 - Porcelain floor tile
 - Frameless glass shower

*Bed/Bath Count and Home Square Footage is per measurements by Floor Plan Drawings.

**Lot size is per Public Record.

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- ❖ Kitchen & Dining Area
 - Engineered quartz countertops
 - Imported backsplash tile
 - Designer lighting
 - Bosch appliance package (refrigerator, range/oven, microwave, dishwasher)
 - Undercounter microwave
 - Zephyr wine refrigerator

- ❖ Laundry & Garage
 - GE washer and dryer
 - Smart garage door opener
 - Conduit line for convenient EV charger installation

- ❖ Smart Home, Systems & Infrastructure
 - Ring doorbell
 - Pre-wired for a security system
 - Smart dimmers with keypad
 - Integrated Sonos whole-home audio
 - Central Lutron Caseta control
 - Nest thermostats
 - Starlink internet (2 years prepaid)

- ❖ Mechanical & Structural Systems
 - All-new HVAC system
 - Tankless water heater
 - New copper and PEX plumbing
 - New electrical throughout with a 200-amp panel
 - Installed a new ABS sewer line up to the property line
 - Upgraded Existing Foundation to meet current standards

Landscape & Exterior Features

- ❖ Custom landscape and hardscape design by Ferox Studio
- ❖ New exterior fencing
- ❖ Newly planted sod in the backyard
- ❖ Newly planted drought-tolerant front landscaping
- ❖ Underground irrigation and sprinkler system
- ❖ Tile roof

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