

## ***1789 Rogers Place, Costa Mesa – Extensively Upgraded & Thoughtfully Reimagined***

*(5-3-26)*

This beautifully renovated home showcases a comprehensive, high-quality transformation blending modern design with timeless materials. Nearly every surface and system has been upgraded, offering a turnkey living experience with elevated style and comfort.

### ***Exterior & Curb Appeal***

- All-new board and batten exterior siding for a clean, modern farmhouse aesthetic
- Newly poured concrete driveway with redesigned hardscape and welcoming gravel pathways
- Fresh landscaping featuring new sod, curated plantings, bamboo accents, and mulch
- Updated irrigation system with new sprinklers, valves, and smart controller
- New front fencing and side gate for added privacy and charm
- New front porch, exterior, and garage lighting throughout
- New decking, landings, and expanded outdoor walkways with gravel and paver finishes
- Updated roof ridge cap and flashing

### ***Interior Design & Structural Enhancements***

- Dramatic vaulted living room ceiling with custom white oak box beams
- New smooth-coat walls and ceilings for a refined, modern finish
- New interior and exterior paint throughout
- Wide-ranging electrical upgrades (approx. 90% new) and significant plumbing improvements (approx. 65% new)
- New insulation in key living areas for improved efficiency and comfort

### ***Doors, Windows & Flooring***

- New white oak Dutch front door with sidelights—an inviting architectural focal point
- New interior doors, hinges, and hardware throughout
- New windows (6), French doors (2), and sliding door enhancing natural light and indoor-outdoor flow
- New flooring installed throughout the entire home

### ***Kitchen – Fully Reimagined***

- Custom cabinetry paired with Bianco Calcutta quartz countertops
- Oversized island with dramatic waterfall edges—perfect for entertaining
- Dedicated coffee bar and custom white oak floating shelves
- Designer lighting including pendant fixtures and dining area statement piece
- Premium appliance package: range, refrigerator, microwave, dishwasher, and disposal
- Custom ceiling vent hood with white oak surround
- New sink and faucet with modern finishes

### ***Lighting Enhancements***

- Extensive recessed (can) lighting added throughout all living spaces, bedrooms, hallways, and utility areas
- Additional decorative lighting fixtures in key design moments

### ***Bathrooms – Fully Renovated (All Three)***

- Completely remodeled with new vanities, fixtures, tilework, and flooring
- Custom finishes in the primary bath including a white oak vanity, quartz counters, and custom cabinetry
- Upgraded showers and tub with tile surrounds, new glass enclosures, and modern fixtures
- New lighting, exhaust fans, and toilets in each bathroom

### ***Functional Living Spaces***

- Newly built-out laundry room and pantry for improved daily living
- Custom hall cabinetry for additional storage
- Closets upgraded with organizers, shelving, and hanging systems

### ***Garage***

- Finished with new drywall and sleek epoxy flooring
- Enhanced with new exterior lighting on all sides

### ***Major Systems***

- New forced air unit (FAU) heating system with air conditioning for year-round comfort