

FEATURES & AMENITIES

1311 W Bay Avenue, Newport Beach

OVERVIEW

Turn-key duplex extensively remodeled down-to-the-studs in 2021

Total Bedrooms: 5

Lower Unit: 2 bedrooms | Upper Unit: 3 bedrooms

Total Bathrooms: 4 full bathrooms

Lower Unit: 2 full bathrooms | Upper Unit: 2 full bathrooms

Living Area: Approximately 2,629 SF (per plans)

Lower Unit: 1,343 SF | Upper Unit: 1,286 SF

INTERIOR FEATURES

Custom 9" wide DuChâteau Atelier hardwood flooring throughout both units

Custom beadboard and wainscoting throughout the home

Serena & Lily wallpaper accents

Custom solid wood bedroom doors

Custom mirror and silver-wrapped pantry doors in lower unit

Mirrored closet doors

Custom built-in closets throughout

Silver leaf ceiling coves in lower unit

Custom-built children's bunk beds

Hardwired TV connections in every bedroom

Custom furnishings throughout both units

Designer furnishings from Restoration Hardware and Serena & Lily

Perennials performance fabrics and coverings throughout select furnishings and upholstered pieces

Enclosed custom dog rest areas integrated within both interior units

KITCHEN FEATURES

Upper Unit

Quartzite countertops

Mosaic House zellige backsplash tile

Lower Unit

Quartz countertops

Mosaic House Moroccan zellige backsplash tile

Shaw apron-front sink

Thermador appliances

Designer Materials & Brands Throughout

Mosaic House

Walker Zanger

Tabarka Studio

Artistic Tile

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BATHROOM FEATURES

- Marble countertops in upper unit bathrooms
- Quartz countertops in lower unit bathrooms
- Tile flooring throughout bathrooms
- Restoration Hardware vanities in upper unit
- Custom-built vanities in lower unit
- LED illuminated bathroom mirrors
- Rohl and Hansgrohe plumbing fixtures
- Toto toilets
- Lower primary bathroom includes bench seating and handheld shower fixture

CLIMATE CONTROL AND MECHANICAL SYSTEMS

- Separate LG mini-split HVAC systems for each unit
- Individual temperature control throughout all living spaces and bedrooms
- Minka Aire ceiling fans installed in every bedroom and living room
- Full heating and cooling coverage throughout the property
- Additional mini-split cooling system installed in garage
- Smart emergency water leak detection system

DOORS, WINDOWS & ARCHITECTURAL DETAILS

- Kolbe casement and awning windows throughout
- Casement windows strategically designed to maximize ocean breeze airflow
- Custom steel bifold doors with integrated entry door
- Custom steel awning-style window systems
- Dutch entry doors for both units
- Property fencing installed along both neighboring sides

LIVING SPACES & CUSTOM BUILT-INS

- Fireplaces in both upper and lower living rooms
- Custom media wall cabinetry in both living rooms
- Lower unit features Saint Clair limestone detailing with custom shelving and aged mirror cabinet accents
- Custom built-in banquette seating in lower unit with integrated storage and electrical outlets
- Motorized Hunter Douglas shades in both living rooms
- Hunter Douglas pull-down shades in all bedrooms
- Upper primary suite features Palecek accent lighting

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OUTDOOR LIVING FEATURES

Upper Patio

Custom shade slatting and awning structure
Gas and water hookups
Ice machine hookup

Lower Patio

Gas hookup
Custom-built railings with integrated drink rail and LED accent lighting
Built-in gas Infratech overhead heater integrated into standing seam eyebrow structure

Additional Exterior Features

Palecek exterior lighting fixtures
Custom rain gutters
Custom gates and railings throughout
Enclosed grass dog run with lockable gates

GARAGE & PARKING

Attached two-car garage
Covered three-car carport
Custom garage cabinetry
Epoxy garage flooring
EV charger electrical infrastructure in place
MyQ smart garage control system

LAUNDRY

Laundry located in garage
Additional in-wall hookups available for future expansion

TECHNOLOGY & SMART HOME FEATURES

Nest smart locks and video doorbells
Smart leak detection system
Industrial-grade security camera system

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