

FINISH LIST & MATERIAL DETAILS



609 & 611 Broadway Street, Venice, 90291

Property Details

609 Broadway: 4 bedrooms & 4 bathrooms with 3,218 sqft.

611 Broadway: 3 bedrooms & 3 bathrooms with 2,916 sqft.

Construction: New construction 2022 with complete refreshing in 2026. All Interior/exterior paint redone, siding refinished, new hardware and fixtures.

Structure: Two Units - one shared wall, heavily insulated.

Architect: Designed by Award-Winning Architect Robert Thibodeau, this well-known architect believes in regional modernism. Working with the local climate and lifestyle; he achieves this concept by getting light, protecting privacy, and working with textures and materials native to the area

Interior Finishes

Entrance/First Level

Flooring: Polished concrete floors (extreme durability).

Hardware: Heavy Gold Luxury Line.

Baseboard: Kerf baseboard with matte black finish.

Windows: Dual pane windows, Low-E (energy efficient), Luxury Line Windows.

Drywall: Level 5 drywall.

HVAC: Nest Smart control thermostat (2 zones), Linear diffuser - central heating and cooling.

Staircase & Ceiling

Staircase: Steel backbone staircase with floating engineered oakwood stairs.

Detailing: Clearcoated Redwood details throughout the home (living room, kitchen, master bedroom, exterior).

Living Room

Ceiling: 15' ceiling.

Lighting: Recessed LED lighting.

Windows: 70 inch tall x 82 inch wide oversized matte black trim window (x4 living room area).

Kitchen

Flooring: 9.5" wide oak engineered wood (can be refinished up to 5 times).

Refrigerator/Freezer: Refrigerator and freezer column by Signature Hardware.

Wine Cooler: Built-in sub-zero wine cooler.

Island: 10'2" long x 3' wide.

Stove: 48" Wolf with 6 burners and 2 ovens.

Dishwasher: Paneled in to match cabinets.

Water Filter: Water Drop reverse osmosis water filter.

Microwave: Wolf brand built-in microwave.

Pantry: Oversized kitchen pantry.

Laundry: Samsung smart washer and dryer.

Powder Spa

Hardware: Matte black hardware with off the wall plumbing.

Guest Spa

Hardware: Matte black hardware with rain shower & floating vanity & toilet.

Tile: Glossy stacked brick tile 7.5" long x 2.5" wide.

Primary Suite

Ceiling: Clearcoat Redwood.

Closet: Oversized walk-in closet.

Lighting: Modern wall sconces with gold and glass finish.

Primary Spa

Tile: Natural oriental marble herringbone tile.

Vanity: Natural marble polished dual vanity top.

Shower: Rain shower.

Tub: 52" freestanding soak tub.

Hardware: Gold hardware finishes throughout with Gold Tub Filler

Ceiling: Stained Redwood

Shower Wall & Vanity Backsplash: Wrapped in marble.

Garage

Flooring: E-proxy floor garage finish.

Water Heater: Navien tankless water heater.

Door: MyQ chamberlain smart garage door.

Rooftop Deck

Patio Door: Sierra pacific dual pane patio door with gold hardware finish.

Deck: 360 degree deck.

Fire Pit: 7.5 ft linear fire pit (built in gas line).

BBQ: BBQ ready built in gas line.

Exterior

Security: Ring Camera Installed.

Front Doors: Eris 36-inch x 96-inch black refinished aluminum right-hand outswing center-hinged door with Low-E argon glass.

Home Exterior: Cedar Exterior siding details.

Disclosure: Some Finish Items may be different and subject to change due to availability, discontinuation and or quality variations from manufacturers.

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