

COMPASS



This 1964 single-story home at 42763 Cedar Avenue in Big Bear Lake was fully stripped to the framing and rebuilt to meet current building codes, creating a “Mountain Modern” residence. The remodel added a 276 sq. ft. extension (mudroom, laundry, entry, half bath) plus a 225 sq. ft. covered breezeway/porch linking the detached two-car garage. A licensed architect, structural engineer, and contractors completed the project with final inspection approval in July 2024.

Exterior (Structural & Materials)

- **Fence & Gate**
 - Painted Redwood fence around the perimeter
 - Rolling gate with locking capability at the driveway
- **Siding & Construction**
 - Painted Cedar wood siding on house and garage
 - New “Stop & Waste” valve system
- **Driveway & Drainage**
 - Newly paved driveway, graded lot
 - New gutters on the house and garage tied into an underground drainage system
 - 10-ft French drain on the southeast corner
- **Water Heater & Plumbing**
 - Navien NPE-240-A2 high-efficiency natural gas tankless water heater with recirculation
 - ScaleRX device to prevent limescale buildup
 - Two Woodford Y34-3 yard hydrants
- **Roofing**
 - CertainTeed “Presidential Shake” luxury-series two-piece laminated fiberglass shingles on house & garage (350#/square)
 - Ice dam installation on both structures
- **Garage**
 - Two-car garage with shelves for storage
 - New steel insulated garage door with LiftMaster 3/4 HP motor
- **Stone & Pavers**
 - Real Montana stone masonry on exterior chimney, house base, breezeway posts, and interior fireplace

- 3/4" thick porcelain pavers by Pera Tile (made in Italy) on the breezeway & walkway, set with high-strength epoxy mortar on a 5" concrete slab
 - **Lighting & Electrical**
 - New exterior light fixtures, plus flood light on the southeast corner
 - Three exterior electrical outlets in waterproof boxes
 - LED address display (hardwired 24/7)
 - **Technology & Security**
 - Ubiquiti UDM Pro network controller, 2T Surveillance Hard Drive, and 3 bullet-style cameras (hardwired, 24/7)
 - Two WiFi6 Access Points, remote network/camera access
 - One Ring Doorbell, three Ring Cameras with motion flood lights
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Interior (Structural & Materials)

- **Plumbing & Electrical**
 - Old sewer and plumbing replaced with PEX pipes
 - Removed old 110amp panel; installed new 200amp panel
 - New canned ceiling lights throughout
- **Foundation & Insulation**
 - 24" deep concrete piers/anchors (6 strategically located) per earthquake code
 - Main roof was rebuilt with blown-in 5" high-density rigid foam (R37 value)
 - 5/8" drywall (instead of standard 1/2")
 - New insulation in the entire house
- **HVAC**
 - Carrier central air/heat (15 SEER) in the main home
 - Mitsubishi mini-split (15 SEER) in addition
 - 2 Nest Thermostats (one for each unit)
- **Windows & Doors**
 - All new Andersen Series 100 Fibrex composite, dual pane, Energy Star SmartSun HeatLock tempered glass
 - Douglas Fir custom wood door jambs & window casings
 - Douglas Fir wood "wrapped" ceiling beams
- **Flooring**
 - European White Oak engineered hardwood on a primed concrete slab with 1/8" isolation barrier (living room, kitchen, bedrooms)
 - Custom Emser porcelain tile (Milestone Series, made in Italy) in mudroom, entry, laundry, half bath, full bath
- **Cabinetry & Finishes**
 - Custom shaker-style cabinetry (1/2" inset panels) to prevent rattling
 - Benjamin Moore paint on walls and cabinets

- Screwless electrical switch covers, some dimmers
 - Pre-wired for outdoor spa
 - Hunter Douglas “Provenance Woven Wood Window Shades” (LiteRise)
 - Combo carbon monoxide/smoke alarms
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Half Bath

- Flooring & Windows
 - Emser porcelain floor tile (made in Italy)
 - Two casement windows with obscure privacy glass
 - Countertops & Fixtures
 - Cambria Quartz countertops
 - Kohler sink, Kohler “Cimarron” 1.2 GPF toilet, Kohler “Riff” widespread faucet (brushed nickel)
 - Custom Maple Wood cabinetry
 - Hardware & Door
 - Emtek hardware (medium bronze)
 - Douglas Fir solid wood door with rustic modern lever (medium bronze)
 - Panasonic ultra-quiet exhaust fan
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Mud Room

- Flooring
 - Emser porcelain tile (made in Italy)
 - Built-Ins & Door
 - 4 custom-built Maple lockers (antique bronze mesh), drawers, and cabinets above
 - Douglas Fir barn door with Emtek hardware (medium bronze)
 - Custom Maple bench with fabric cushion
 - Dedicated upper cabinet for internet/surveillance equipment
 - Window
 - Andersen casement window
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Laundry Room

- Flooring
 - Emser porcelain tile (made in Italy)
- Appliances

- LG 4.5 cu. ft. Front Load Washer (#WM3600HVA)
 - LG 7.4 cu. ft. Gas Dryer (#DLG3601V)
 - Sink, Countertops & Cabinets
 - Kohler “Cairn” Neoroc sink with pull-down Kohler “Simplice” faucet
 - Cambria Quartz countertops
 - Custom Maple Wood soft-close cabinets/drawers (Emtek hardware, medium bronze)
 - Andersen “apron” window
 - Panasonic ultra-quiet exhaust fan
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Kitchen

- Appliances
 - Thermador Dual Fuel Professional Range 36" Pro Harmony (model #PRD366WHU)
 - Thermador 36" Freestanding French Door Smart Refrigerator (#T36FT820NS)
 - Thermador Emerald Dishwasher 24" Professional (#DWHD560CFP)
 - Custom 16-gauge Stainless Steel Range Hood w/ Thermador blower (1000 CFM) & insert (#VTN2FZ, #VCIN36GWS)
 - Panasonic Microwave (#NN-SN67KS)
 - Cabinetry & Layout
 - Custom Shaker-Style Maple Wood cabinets w/ soft close, pull-out drawers, pantry shelving
 - Under-cabinet lighting, pull-out spice drawer, cookie sheet cabinet, double trash can drawer (Walnut, Rev-A-Shelf)
 - Sink & Countertops
 - Kohler “Executive Chef” enameled cast iron sink
 - Kohler “Graze” pull-down faucet (three-function sprayhead)
 - Insinkerator Pro 750 (3/4 HP disposal)
 - Premium Cambria Quartz countertops
 - Finishes & Accessories
 - Two solid oak open display shelves, three glass-front cabinets
 - Emtek door knobs & drawer pulls (Satin Nickel)
 - Island with three pendant lights & four leather/Teak bar stools
 - Eldorado Stone faux limestone backsplash
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Living Room (Open Concept)

- Flooring
 - European White Oak engineered hardwood on a concrete slab (1/8" barrier)

- **Fireplace**
 - Completely rebuilt wood-burning fireplace w/ real Montana ledge stone
 - Porcelain tile hearth & solid oak mantel
 - Classic fireplace screen
 - **Additional Features**
 - Sony 50" Ultra HD TV (X85K series) wall-mounted
 - Dining nook with canned lights on dimmer
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Full Bathroom

- **Cabinetry & Door**
 - Custom Maple Wood cabinetry (Emtek hardware, medium bronze)
 - Douglas Fir solid wood door, rustic modern lever (medium bronze)
 - **Flooring & Fixtures**
 - Emser porcelain floor tile (made in Italy)
 - Amba electric towel warmer (Sirio S2133B)
 - Cambria Quartz countertops
 - Kohler sink, Kohler "Cimarron" 1.2 GPF toilet, Kohler "Riff" widespread faucet (brushed nickel)
 - Kohler 3-way diverter (hand-held, rain head, wall-mount)
 - **Shower**
 - Emser "Raku" glazed ceramic shower wall tiles (made in Spain)
 - Built-in bench & shelf niche (Cambria quartz)
 - Schluter-Kerdi stainless steel linear drain
 - 1/2" thick "Starphire Ultra-Clear" glass enclosure
 - Panasonic ultra-quiet exhaust fan
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Bedroom 1

- **Door & Fan**
 - Douglas Fir solid wood door (rustic modern lever, medium bronze)
 - Hunter ceiling fan
- **Built-Ins & Flooring**
 - Custom 'clear Alder Wood' drawers w/ glass top & armoire cabinet (Emtek hardware, soft close)
 - European White Oak engineered hardwood (primed slab, isolation barrier)
- **Tech & Shades**
 - Sony 43" Ultra HD TV (X85K series) wall-mounted

- **Hunter Douglas “Provenance Woven Wood” room-darkening shades**
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Bedroom 2

- **Door, Alcove & Fan**
 - **Douglas Fir solid wood door (rustic modern lever, medium bronze)**
 - **Upper wall alcove w/ LED colored rope lighting (remote control)**
 - **Hunter ceiling fan**
- **Built-Ins & Flooring**
 - **Custom ‘clear Alder Wood’ drawers & armoire (Emtek hardware, soft close)**
 - **European White Oak engineered hardwood (primed slab, isolation barrier)**
- **Tech & Shades**
 - **Sony 43" Ultra HD TV (X85K series) wall-mounted**
 - **Hunter Douglas “Provenance Woven Wood” room-darkening shades**