

941 CALLE MIRAMAR ~ REDONDO BEACH

PROPERTY FEATURES & INVESTMENT HISTORY

Unique Riviera view property featuring some of the finest Queen's Necklace and city lights views in the area, with sweeping vistas visible from nearly every major room in the home. Thoughtfully renovated and extensively upgraded, this exceptional coastal residence blends luxury living, smart-home integration, energy efficiency, and resort-style entertaining spaces with high-performance systems throughout.

INTERIOR IMPROVEMENTS

- French oak engineered hardwood flooring throughout
- Custom walnut solid-core interior doors throughout
- Walnut pivot front entry door with sidelights
- Panoramic sliding doors connecting indoor and outdoor living spaces
- Integrated LED lighting throughout with Lutron smart controls
- Recently updated exterior paint and landscaping

MAJOR SYSTEMS & INFRASTRUCTURE

- Comprehensive renovation completed in 2021
- Complete electrical rewire completed in 2021
- Three-zone HVAC system with Nest thermostats
- Dual Navien tankless water heaters with recirculation system
- 6.2 kW solar system with Tesla Powerwall backup
- Metal roof with updated gutters
- Chamberlain smart garage system with WiFi connectivity
- Integrated Lutron smart lighting system throughout

DESIGNER KITCHEN

- Vaulted Ceilings
- Bay window with spectacular Queen's Necklace and city lights views
- Thermador professional gas/electric range with dual induction burners
- 48-inch Sub-Zero refrigerator
- Miele dishwasher
- Reverse osmosis and chilled drinking water system
- Walk-in pantry
- Granite countertops
- Custom cabinetry refinished with updated hardware

PRIMARY BEDROOM RETREAT

- Vaulted ceilings
- Bay window with spectacular Queen's Necklace and city lights views
- Custom TV and fireplace feature wall
- Samsung Frame television
- Floating walnut shelving
- Electric fireplace with heating feature
- Custom his-and-her closets with built-in organization systems

PRIMARY BATH & SPA FEATURES

- Spa-inspired dual shower system with multiple flow functions
- LED rainforest and waterfall shower features
- Toto integrated bidet toilet
- Jacuzzi infrared sauna
- Custom walnut cabinetry with quartzite countertops
- Built-in makeup vanity with integrated powered storage
- Built-in powered cabinetry storage integrated between vanity sinks

UPPER BEDROOM & BATH

- Completely remodeled bath with European KEUCO integrated mirror and vanity cabinetry
- Modern wall-mounted toilet
- Bedroom workstation nook with integrated lighting and quartzite desktop
- Large closet with sliding barn-door

LOWER-LEVEL BEDROOMS & SHARED BATH

- Two privately situated downstairs bedrooms offering separation from the upper-level sleeping areas
- Ideal shared layout for children, guests, or flexible family living
- Both bedrooms feature custom closet organization systems
- One lower bedroom enjoys stunning Queen's Necklace and city lights views
- One bedroom with Murphy Bed and built in desk and shelves

FAMILY ROOM & ENTERTAINING AREA

- Custom live-edge shelving and integrated entertainment wall
- Quartzite countertops and custom refinished cabinetry
- Built-in mini kitchen and entertaining bar
- Built-in beverage refrigerator
- Integrated microwave
- Secondary dishwasher
- Ice maker
- Integrated sink and prep area
- Built-in 5.1 surround sound system with in-wall speakers and receiver
- Electric fireplace
- Panoramic doors opening directly to outdoor entertaining spaces

WINE CELLAR

- Temperature-controlled wine cellar with approximately 600-bottle capacity
- Dedicated cooling system with quiet exterior compressor placement
- Integrated long-term wine storage environment

CUSTOM THEATER

- Luxury home theater with starry twinkle-light ceiling
- 100-inch projection screen
- Built-in 5.1 surround sound system
- Prewired for expanded 9.4.1 audio configuration with rear speakers
- Acoustic soundproofing with specialty drywall and insulation
- Dedicated ventilated electronics and storage area
- Cinema-style popcorn station
- Luxury leather theater seating with multi-position reclining functionality, integrated USB charging, adjustable tablet and phone mounts, wine glass holders, and individual high-gloss side tables

OUTDOOR LIVING AND GROUNDS

- Expansive rear entertaining deck with string lighting, firepit and outdoor speakers
- 820 sq ft Ipe wood decking with cable railing system
- Outdoor gas lines for grill, fire pit, and patio heater
- Privately positioned hot tub surrounded by mature landscaping
- Mature producing avocado trees
- Mixed citrus trees
- Blueberry bushes and established edible landscaping
- Extensive raised-bed vegetable garden with automated drip irrigation
- Synthetic turf dog run on the east side of house
- Updated landscaping and sprinkler system

GARAGE & UTILITY ENHANCEMENTS

- Fully finished garage with epoxy garage flooring
- Dedicated MrCool climate-control split system
- Dual charging with Tesla charging station and additional 40 amp charging outlet
- Custom LED lighting
- Built-in storage systems with wall mount TV
- Secondary refrigerator for additional storage

SECURITY & TECHNOLOGY

- Ring alarm system
- Door and window sensors throughout
- Motion and glass-break sensors
- Water leak detection sensors in laundry and sink areas
- Frontier fiber internet connection

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PROPERTY IMPROVEMENT & INVESTMENT HISTORY TIMELINE

The following summarizes major investments and improvements completed throughout the ownership period, reflecting long-term care, infrastructure upgrades, luxury enhancements, and substantial property investment.

YEAR	MAJOR IMPROVEMENTS
1993	Family room remodel including kitchen cabinetry, appliances, flooring, and slider replacement
1994	Blown-in insulation added to walls and attic
1996	820 sq ft rear entertaining deck and spa installation
1996	Seismic safety upgrades including shear walls and foundation bolt improvements
1999	Major remodel including kitchen relocation, bathroom renovations, Milgard windows, flooring replacement, skylights, re-stucco, and seismic improvements
2000	New driveway and retaining wall installation
2005	Metal roof and gutters installed
2005	Concrete steps, lower patio improvements, and fenced under-house area
2013	6.2 kW solar system with net metering installed
2013	Ipe wood decking and cable railing installation
2015	Downstairs cabinetry refinished with updated hardware
2017	Electrical upgrades for spa and exterior path lighting
2017	New spa installation
2018	Attic insulation replacement and cleanup
2018	Whole-house water conditioning system replacement
2018	Tesla Powerwall battery backup system installation
2019	Three-zone HVAC relocation and replacement
2020-2021	Extensive luxury renovation including panoramic doors, theater, wine cellar, Lutron lighting, sauna, custom walnut doors, tankless water heaters, primary suite redesign, garage buildout, custom cabinetry, and integrated audio systems
2021	Complete electrical rewire completed
2021	Fruit trees, blueberry bushes, and edible garden enhancements
2026	Exterior repaint, landscaping refresh, and termite remediation completed



ESTATE
PROPERTIES

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