

## 2304 S TOLEDO AVENUE

PALM SPRINGS, CALIFORNIA



## Luxury Property Features &amp; Improvements

## 2024 COMPREHENSIVE RENOVATION

- ◆ Down-to-studs renovation — new electrical, plumbing, windows, drywall, doors, flooring, appliances, and fixtures
- ◆ Upgraded 200-amp electrical service panel
- ◆ Plumbing relocated from slab to overhead system; one 50-gal and one 40-gal water heaters
- ◆ New insulation throughout during renovation
- ◆ Level 4 drywall finish with upgraded 5/8-inch drywall throughout
- ◆ Custom designer finishes and premium materials throughout the residence

## INTERIOR HIGHLIGHTS

- ◆ Custom porcelain terrazzo flooring in the atrium, entry, and throughout home
- ◆ Book-matched marble fireplace with gas starter and inset black stone spheres
- ◆ Designer lighting throughout — Jonathan Adler (entry & bar), Kelly Wearstler (primary & guest baths), Serge Mouille-inspired, and vintage restored fixtures
- ◆ Custom mirrored feature walls in select spaces
- ◆ Built-in custom cabinets and storage by Spectrum Custom Designs throughout
- ◆ State-of-the-art media center and integrated entertainment systems
- ◆ Media room with custom cabinetry and a built-in dog crate with custom-fitted cushions
- ◆ Scalamandré designer wallpaper in Banana Leaf design (two colorways)

## BEDROOMS &amp; BATHROOMS

- ◆ Primary suite with custom four-slab black marble headboard feature wall
- ◆ Primary walk-in closet with extensive custom Spectrum cabinets and smart-home integrated door lock
- ◆ Toto Neorest smart toilet
- ◆ Custom shower and bath tile throughout all baths
- ◆ Designer plumbing fixtures and bathroom lighting
- ◆ Frosted privacy windows
- ◆ Dedicated primary-suite mini-split HVAC system
- ◆ Family guest suite with main bedroom, bath, and separate bunk room with adult-sized bunk beds

## CHEF'S KITCHEN &amp; UTILITY SPACES

- ◆ Sub-Zero custom-panel appliance suite — integrated refrigerator, freezer with ice, and wine fridge
- ◆ Wolf 6-burner gas range with griddle and dual-oven configuration
- ◆ Miele integrated dishwasher
- ◆ Zip HydroTap providing filtered instant hot, cold, and sparkling water
- ◆ Custom soft-close cabinetry by Spectrum Custom Design
- ◆ Custom quartz countertops and designer hardware throughout
- ◆ Mirrored backsplash and oversized under-mount sink
- ◆ Built-in workstation with concealed power and USB connections
- ◆ New washer and dryer

## SMART HOME, SECURITY &amp; ENERGY EFFICIENCY

- ◆ Control4 smart-home system integrating exterior lighting, security cameras, HVAC, window shades, and entertainment
- ◆ Exterior and 2 interior security cameras with remote viewing
- ◆ Wireless alarm system
- ◆ Fully owned 40-panel solar system by Sunlogix with battery storage
- ◆ App-controlled landscape lighting — dimmable with programmable timers
- ◆ New 2024 roof: complete tear-off and re-roof with 1" spray-applied polyurethane foam and BaySeal elastomeric acrylic coating

## OUTDOOR LIVING &amp; CURB APPEAL

- ◆ Designer landscaping package with custom plans, lowvoltage lighting, and drip irrigation
- ◆ Custom iron entry gates with smart-home integrated security lock
- ◆ Pool and spa enhancements — new tile, lighting, and Pentair system upgrades
- ◆ Heat-reducing coating applied to pool deck
- ◆ New lockable mailbox
- ◆ One-way mirrored front-facing windows for enhanced privacy
- ◆ Custom sculptural art installation by Dustin Gimbel
- ◆ Fresh exterior paint and stucco improvements
- ◆ All improvements fully HOA-approved and compliant

## GARAGE &amp; INFRASTRUCTURE

- ◆ Epoxy-coated garage floor
- ◆ New insulated garage door
- ◆ New garage door operating system with battery backup and coded security sensors
- ◆ Code-compliant self-closing garage-to-interior door
- ◆ New drywall and insulation in garage
- ◆ Extended stucco-finished block walls at front and back, plus AC service areas
- ◆ New pressure regulator and earthquake shutoff sensor

## NOTABLE PROVENANCE &amp; LOCATION

- ◆ Adjacent to the historically significant Smoke Tree Ranch properties
  - ◆ Views of the former Bob Hope estate designed by architect John Lautner
  - ◆ Unobstructed San Jacinto Mountain views from both front and rear
- Protected open land behind the property preserves the views



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