

412 VIA ALMAR, PVE
FURNISHINGS INCLUDED WITH HOME

The furnishings on this list are included with the sale. Many pieces were custom made to fit perfectly in this beautiful Tuscan-style home. The whole package is a gift from the owners who've relocated to their new home In Naples, Florida which has a different coastal Contemporary Style than 412 Via Almar, lending itself to different furnishings.

If buyers are not interested in any of the pieces, the owners will have all items removed before close of escrow, but it doesn't change the price of the home.

The furniture pieces listed below are from the Exclusive Designer Furniture Shop, Ebanista, in Laguna Beach (formerly on Melrose Ave), original cost noted.

1. Large Wood Desk in Bedroom (\$31,000)
2. Large Dark Wood Hutch with inlay; upstairs walkway to the backyard (\$41,000)
3. Coffee Table with Inlay in upstairs Ocean Room (\$32,000)
4. Two wood chairs in upstairs Ocean Room (\$3,000 each)
5. Dining Room Table and Chairs (\$6,000)

Other Furniture:

1. Wine Refrigerator in Ocean Room is from "Wine Enthusiast" (\$10,000)
2. Custom made White Marble "360 Wrap" High Top Table on Upper Stone Deck overlooking the ocean designed by Shannon, the seller. It took three months to have this piece made and it needed to be installed by crane. Perfect for entertaining and parties as well (\$22,000)
3. Four Persian Rugs Upstairs, all recently professionally cleaned (\$??)
4. Six mounted TVs. The two main TVs upstairs are framed to look like mirrored art, inspired by rooms you'll frequently find at the St. Regis Hotel (\$7,000 per frame)
5. Distressed White Wood Console in the front entry from Fringe, Riviera Village (\$2,700)
6. Turquoise Distressed Wood Armoire in the front entry from Wertz Brothers (\$2,500)

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7. All artwork is included. Owners had artwork created by a local artist to resemble owner's favorite masterpieces.
8. Gray Headboard in Master Bedroom from Pottery Barn (\$3,000)
9. All Outdoor Furniture from Restoration Hardware (RH) and Pottery Barn (PB)
10. Four Patio Lounge Chairs from the RH Majorca Collection (\$3,000 each)
11. Two White Umbrellas from RH (\$4,000 for the large umbrella and \$2,000 for the medium-size umbrella)
12. Gray Stone Bar with Chairs from PB (\$7,500)
13. White Circular Ibiza Daybed from RH (\$6,000)
14. U-Shaped Modular Outdoor Sofa from PB (\$8,000)
15. Two TV consoles on upper level from PB (\$1,200 each)
16. Solid wood beds in the two lower level bedrooms (~ \$3,000 each)
17. Three Sofas (upstairs)
18. Ten bar stools in the Kitchen and on the Deck.

Excluded Item: RH Marble Coffee Table in the upstairs living room

All cushions from RH or PB have been professionally cleaned. Outdoor Furniture covers are in the storage bin near the side alley. Receipts provided upon request

It would warm our hearts to give this beautiful furniture to the next owners. And we would love for an amazing family or couple to enjoy this magical home that we've cherished for the past six years. It's been our very special coastal sanctuary, filled with love and sacred memories.

xoxo Shannon and Kevin