

745 BEACON | IRVINE

UPGRADES

1. Engineered Hardwood Floors

2. New Wooden Doors

3. Direct-Drive Garage Opener

4. Ring Doorbell

5. EV Wireing

6. EV Charger

7. Quartz Window Trims

8. Glass Rails on the 3rd Floor

9. Hallway Furniture Tumidei

10. Salt-Based Water Softener

11. Reverse Osmosis Water Filter System

12. Upgraded Master Bathroom:

- Curbless Walk-In Shower
- Porcelanosa Tiles
- Hansgrohe Axor Fixtures & Sinks
- Towel Heater
- Wall-Hung Duravit Toilet + In-Wall Flush Button
- Custom Cabinetry
- Tonin Casa Mirrors
- Heated Floors
- Towel Warmer
- Upgraded Lighting

13. Custom cabinets in Master Walk-In Closet

14. Upgraded Child's Bathroom

- Porcelanosa Tiles, Bathtub, & Cabinetry
- Hansgrohe Axor Fixtures
- Duravit Toilet
- Bo Concept Mirror

15. Custom Cabinets in Child's Walk-In Closet

16. Laundry (from 2025) and Dryer

17. Upgraded Kitchen

- Leicht Kitchen Cabinets
- Cantoni Chandelier
- Miele Convection Oven
- Miele Induction Cooktop
- Miele Hood
- Miele Combi Steam Oven
- Thermador Fridge
- Bosch Microwave Drawer
- Quartz Countertop
- Wood Countertop
- Glass Countertop
- Franke Sink
- Glass Backsplash Tiles
- Garbage Disposal

18. Guest Toilet

- Porcelanosa Tiles
- Hansgrohe Axor Fixtures
- Custom Cabinetry
- Porcelanosa Mirror
- Duravit Toilet
- Upgraded Lighting

19. Cabinets/Racks in Garage

20. Smart Home Add-On from the Builder

- which is really just Cat 5e wiring, and power + conduit for TV wires to be hidden in each room. I installed Thread/Matter-enabled Smart Dimmers throughout the house, which complement the Smart Home theme (the latter is from Inovelli).
- The living room is also set up for home theater - we had the builder install 5 Origin Acoustics speakers in the ceiling and wire a subwoofer jack on the other side of the room.

ONYX HOMES



Stephenie Falcone | Realtor®

DRE# 02141675

First Team Real Estate

562.534.5945

SFalcone@OnyxHomes.com

