

Comprehensive Renovation & Improvement List

This home underwent an extensive down-to-the-studs renovation with significant structural, mechanical, and cosmetic improvements throughout. Designed with quality, durability, and modern coastal living in mind, nearly every component of the home has been rebuilt or replaced.

Floor Plan & Structural Improvements

- Reconfigured floor plan from a 2-bedroom to a spacious 3-bedroom home
- Created an open-concept kitchen, dining, and living area to maximize ocean views
- Additional structural improvements identified during construction and professionally engineered and incorporated with permits
- Licensed asbestos abatement completed
- Fire sprinkler system installed
- CO Monitors installed

Plumbing

- Completely new plumbing throughout
- Replaced connection from sewer line to main street
- New sinks, faucets, and plumbing fixtures throughout
- New tankless water heater
- Gas hook up for BBQ at patio off kitchen

Electrical & Lighting

- Electrical system updated and upgraded throughout
- New panel
- New light fixtures throughout
- Under-cabinet and upper cabinet kitchen lighting
- Stair way lighting
- Exterior holiday/Christmas light outlets

Heating & Cooling

- New wall-mounted electric mini-split heating and air conditioning system in the living area
- New water heater

Insulation, Framing & Drywall

- New insulation as needed throughout
- New framing as needed and structural support where required
- New drywall as needed throughout

Roofing & Exterior

- New composition roof
- New stucco exterior
- New stamped concrete driveway designed for enhanced durability and improved traction on the steep driveway
- New concrete backyard patio
- New concrete pad for the ground-level bedroom egress window
- New drainage system
- New landscaping with drip irrigation- on a timer
- New fencing along the backyard side property lines
- New walking path providing convenient access to guest street parking
- New dual paned windows and sliding glass doors throughout
- Two renovated ocean-view decks with new railings
- New front entry door

Interior Finishes

- New LifeProof® vinyl flooring throughout
- New baseboards
- Fresh interior paint
- Custom-stained wood finishes
- New interior doors and hardware
- New fixtures throughout

Custom Cabinetry & Countertops

- Custom-designed kitchen cabinetry with custom stain finish
- Custom bathroom vanities with custom stain finish
- Three custom-designed linen/storage closets with matching custom stain finish
- Durable quartz countertops throughout the kitchen and bathrooms

Kitchen

- Completely remodeled gourmet kitchen
- Open-concept design with panoramic ocean views
- New oven
- New dishwasher
- New hood vent
- New sink and faucet
- Quality cabinet hardware
- Under-cabinet lighting
- Quartz countertops
- Tile backsplash
- Designer tile backsplash
- Custom cabinetry with custom stain finish

Primary Suite

- Ocean-view primary bedroom
- Private ocean-view deck
- Spacious walk-in closet
- Custom double vanity with custom stain finish
- Quartz countertop
- Walk-in shower featuring a premium Hansgrope dual shower system with an overhead rain shower and separate wall-mounted shower head
- Designer tile finishes

Guest Bathroom

- Completely remodeled
- Oversized spa-inspired walk-in shower
- Modern linear shower drain
- Custom vanity with custom stain finish
- Quartz countertop
- Designer tile finishes
- Moen plumbing fixtures

Garage

- Attached two-car garage
- New garage doors
- Remote garage door openers
- Professionally finished epoxy garage floor
- Washer and Dryer hook ups (gas and electric available)
- Cabinet for storage
- EV Charger 30amp 220 volt

Additional Features

- Active Short-Term Rental (STR) License- with limitations, this is a rarity
- Panoramic Pacific Ocean views from the living area, dining area, kitchen, primary bedroom, garage and both viewing decks
- Excellent whale-watching opportunities during migration seasons
- Thoughtfully designed with high-quality materials selected for longevity, functionality, and timeless coastal style

Buyer Personal Finish Selections

To allow the new owner to personalize the home, the following finish items have intentionally been left for the buyer to select and install at their expense:

- Dining room chandelier

- Shower doors and/or shower curtains
- Window coverings, including blinds, shades, draperies, or other window treatments