



2741 Bayside Walk

SIGNIFICANT PROPERTY FEATURES & AMENITIES

Mission Beach | San Diego, California

A curated summary of the architectural details, materials, amenities, integrated systems, and other features that distinguish this custom bayfront residence. This list is intended as a general overview and is not represented as all-inclusive.

ARCHITECTURAL DESIGN & INTERIOR FINISHES

- Extensive custom millwork, soffits, architectural trim, built-ins, and solid cherry wood doors throughout.
- Crema Marfil marble, designer granite, highly polished flooring, and stacked natural limestone details integrated throughout the residence.
- Fossilized limestone borders accent the entry and transition into the main living room.
- Custom artisan etched glass featured at the entry door, stairwell, and upper landing, introducing natural light while preserving privacy.
- Raised bay window alcove designed for a grand piano.
- Dual-sided fireplace with custom stone detailing serving the living room and adjoining seating alcove.
- Decorative water-and-oil art installations incorporated into the upper landing and primary suite.
- Interior repaint completed October 2025.
- New wood flooring is installed in the main living room, complemented by bamboo flooring on the staircase and upper level.
- Instant hot water throughout the residence.

KITCHEN, DINING & WINE ROOM

- Custom bookmatched Bubinga cabinetry with wood-wrapped cabinet interiors.
- Soft-close doors and drawers throughout.
- Double-drawer organization and an efficient preparation layout.
- Professional Viking appliance suite anchored by an approximately 60-inch range with center griddle, professional ovens, and oversized hood.
- Sculpted granite countertops with wrap-around and under-return edges.
- Fisher & Paykel dual-drawer dishwashers.
- Built-in espresso and cappuccino system.
- Noritz InstaHot system.
- THG polished nickel fixtures from France.
- Newer kitchen refrigeration.
- Climate-controlled wine room adjoining the dining room.
- Substantial custom hardwood buffet and cabinetry ensemble with integrated storage, warmer drawer, and microwave.
- Crema Marfil marble, designer granite, and custom stone detailing.

LIVING ROOM & ENTERTAINING BAR

- Step-down entertaining bar adjacent to the living room.
- Custom granite surfaces.
- Built-in wet bar with sink and refrigeration.
- Integrated audio and entertainment components.
- Custom 500-gallon saltwater aquarium constructed with museum-quality glass.
- Updated aquarium pumps, piping, lighting, and chiller system.

PRIMARY SUITE

- Private retreat with coffered wood ceiling and French doors opening to a bayfront terrace overlooking the sand and water.
- Custom built-in bed with integrated storage below.
- Suede wall coverings.
- Integrated cabinetry and concealed storage throughout.
- Pocket doors provide separation between the suite and bath while maintaining a cohesive design.
- Walk-in closet with cedar-lined drawers and center island.
- Smoked-glass mirror panels.
- Hidden in-wall safe.
- Wall-mounted water-and-oil art installation above the bed.

PRIMARY BATH

- Spa-inspired bath enclosed by pocket doors from the primary suite.
- Dual steam shower enclosed with extra-thick Starphire glass.
- Waterfall tower and body jets.
- Deep air-jetted soaking tub positioned beneath oversized windows overlooking the bay.
- Custom granite slab vanities and shower enclosures.
- THG polished nickel fixtures from France.

UPPER-LEVEL ENTERTAINMENT LOUNGE

- Versatile gathering space adjoining the primary suite, office, and secondary bedrooms.
- Custom bar area with integrated cabinetry and entertaining amenities.
- Designer powder room with custom ceiling treatment and crystal lighting.
- Custom media cabinetry housing the central components for the residence's integrated audio, visual, and automation systems.
- Wall-mounted water-and-oil art installation positioned at the upper landing.

OFFICE

- Built-in office with custom Hawaiian Koa cabinetry.
- Dual workstations.
- Private balcony with bay views.

AUDIO, VISUAL & COMFORT SYSTEMS

- Crestron audio and visual integration.
- Vantage programmable lighting.
- Whole-house distributed audio with indoor and outdoor zones.
- Paradigm speakers and subwoofers.
- Custom media cabinetry housing the central system components.
- Fully sound-boarded construction.
- Outdoor sound controls.
- CAT-5 wiring.
- ADT security system with five programmable recording cameras.
- Three-zone HVAC system, approximately three years old.
- Semiannual HVAC maintenance program.

WATERFRONT, PARKING & ADDITIONAL FEATURES

- Rare end-position bayfront setting along Bayside Walk.
- Direct access from the residence to the sand and bay.
- Private tropical garden between the residence and the beach.
- Bayfront terrace off the primary suite.
- Oversized three-car garage with custom built-in storage and direct interior access.
- Two additional off-street carport spaces, providing rare five-car parking.
- Three motorized skylights.
- Dumbwaiter.
- Cedar-lined closets and drawers throughout.
- All televisions, integrated entertainment components, and security equipment convey with the residence.