

2201 BEECH KNOLL ROAD

Laurel Canyon, Los Angeles, California

Home Improvements & Upgrades

Kitchen

- Full gourmet kitchen remodel — custom Shaker-style cabinetry with two matching custom bookcases
- Calcutta gold marble countertops
- Bosch Benchmark 30" slide-in range and built-in microwave
- New refrigerator and kitchen sink
- Pull-out cabinet organizers and designer hardware

Bathrooms

- Main bathroom fully remodeled — new tile, stone shower surround, glass enclosure, tub, and fixtures
- Guest bathroom remodeled with new flooring, plumbing, and fixtures
- Powder room fully renovated — custom walnut vanity, marble-topped counter, mosaic tile floor, designer fixtures and lighting

Living Spaces & Finishes

- New hardwood and carpet flooring installed throughout all three levels
- Living room, kitchen, and staircase refinished — new paint and wood stain
- Custom stainless steel fireplace surround
- Built-in custom shelving and cabinetry in office
- New interior doors and designer lighting fixtures throughout

Systems & Infrastructure

- Whole-house Generac 22kW standby generator with automatic transfer switch
- All-new HVAC system — Trane heat pump and compressors with zoned controls
- New 75-gallon gas water heater
- Wi-Fi enabled security camera system (8 cameras) with NVR
- Smart, WiFi-enabled garage door opener with battery backup
- Sun-control window film installed on 49 windowpanes

Outdoor & Landscaping

- Professionally landscaped grounds with new hardscaping and fencing
 - Tiered retaining walls engineered to create a usable backyard
 - Trex all-weather composite decking
 - Wi-Fi enabled drip irrigation system with smart controller
 - Low-voltage landscape lighting
 - Newly installed artificial turf and hillside landscaping
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Information deemed reliable but not guaranteed. Buyer to verify all information to their own satisfaction.