



FEATURES & FINISHES LIST

21231 San Miguel St, Woodland Hills 91364

Interior Features

- Abundant natural light enhanced by multiple skylights
- Hardwood flooring throughout and open-concept layout
- Recessed lighting paired with curated designer fixtures
- Rich oak wood paneling and custom Belgian wallpaper accents
- Fluted wood fireplace as a striking focal point
- Sleek built-in entertainment center sized for a 95" television
- Dramatic two-sided fireplace connecting living spaces
- Built-in speakers throughout the home, along with a comprehensive smart system featuring brilliant lighting and Nest and Arlo security cameras

Kitchen

- Imported European-style kitchen cabinetry with matching cabinet fronts
- Taj Mahal quartz countertops throughout
- Expansive center island with generous seating
- Top-of-the-line Sub-Zero, Wolf, and JennAir appliances

Systems & Smart Home Upgrades

- All-new systems including plumbing, electrical, HVAC, insulation, drywall, stucco, and roofing components
- New main and sub electrical panels and new water heater
- R21 insulation for enhanced energy efficiency
- Google Home smart integration with smart lighting (interior and exterior)
- Structural enhancements including new and existing shear walls for added earthquake safety
- Fully permitted JADU with all work completed to code. Upgraded door hardware throughout

Outdoor Features

- Generous lawn area and enhanced outdoor lighting

Additional Notes

- Designer lighting and fixtures from CB2 and Crate & Barrel may be included and are negotiable