

# 1369 N. COAST HWY, LAGUNA BEACH

## **RESIDENTIAL AMENITIES:**

- **AUDIO AND VISUAL:**
  - YAMAHA 2 ZONE RECEIVER
  - MARTAIN LOGAN CEILING SPEAKERS (14) IN EACH UNIT
  - 10" CEILING MOUNTED SUBWOOFER
  - 4K HDMI EXTENDER OVER CAT 6 CABLE BEHIND EVERY TV (TOTAL OF 10 FOR BOTH UNITS)
  - (2) OSD PATIO SPEAKERS IN EACH BACKYARD BALCONY
  - (6) HARMONY REMOTES TO CONTROL LIVING ROOM, GAME ROOM AND MASTER BEDROOM PLUS ALL AUDIO AND VIDEO IN BOTH UNITS
- **CABINETS:**
  - DÉCORA HARMONY MAPLE CRUSHED ICE (UNIT A; 1373 NCH) & DECORA MAPLE ANGORA (UNIT B; 1371 NCH). SOFT CLOSE CABINETS, UTENSIL INSERT KITS, LAZY SUSAN, TRASH AND RECYCLE CABINET, PULL OUT SPICE RACK
- **INSULATION:**
  - R21 INSULATION ON WALL FACING NCH; INSULATED ALL INTERIOR WALLS IN RESIDENTIAL WITH R11; ROOF CEILING 1" CLOSED CELL SPRAY FOAM; BLOWN IN FIBERGLASS INSULATION UNDER RAISED PLATFORM IN COMMERCIAL #3
- **DOORS & WINDOWS:**
  - SOLID CORE CARRERA DOORS THROUGHOUT THE RESIDENTIAL UNITS WITH KWIKSET HARDWARE
  - EASED EDGE CRAFTSMAN DOOR CASING AND BASEBOARD
  - MILGARD ULTRA WINDOWS WITH 1/8" SUNCOAT MAS (LOW-E) CLEAR TEMPERED 1/8" WITH ARGON GAS FILLED DUAL GLAZED
  - LA CANTINA FOLDING DOORS WITH STAINLESS STEEL HANDLE AND HARDWARE, CLEAR ANODIZED TRACK AND SILL, ARGON GAS FILLED
  - INFINITY SHOWER DOORS IN RECREATION ROOM
- **PLUMBING FIXTURES:**
  - LIBRA FREE STANDING TUB
  - KUBISTA UNDER MOUNT SINK
  - TOTO ULTRAMAZ LI TOILET
  - PHYLRICH FAUCET, SHOWER HEADS, TUB FILLER
  - JETER POT FILLER AND KITCHEN FAUCET
- **APPLIANCES:**
  - THERMADOR STAINLESS STEEL PROHARMONY 36" (6) BURNER RANGE WITH OVEN AND HOME CONNECT
  - THERMADOR STAINLESS STEEL 24" TOP CONTROL SMART DISHWASHER WITH HOME CONNECT
  - THERMADOR STAINLESS STEEL FREEDOM COLLECTION SMART REFRIDGERATOR AND FREEZER WITH HOME CONNECT
  - THERMADOR STAINLESS STEEL PROFESSIONAL SERIES 41 BOTTLE BUILT IN WINE FRIDGE
  - THERMADOR STAINLESS STEEL PROFESSIONAL SERIES 36" VENTED RANGE HOOD
  - THERMADOR STAINLESS STEEL MICRODRAWER



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## - MISCELLANEOUS:

- RESIDENTIAL TRACTION ELEVATOR MODEL LLT(LUXURY LIFT TRACTION)-953 IN MAPLE WITH (4) LED RECESSED LIGHTS
- 1 ¼" GYP-CRETE WITH ACOUSTI MAT SOUND MAT ON RESIDENTIAL FLOOR (MAIN LEVEL)
- NEST DOOR CAMERA
- NEST DOOR LOCK
- NEST THERMOSTAT
- RING MOTION SENSOR, DOOR AND WINDOW SENSORS WITH (2) KEYPADS IN EACH UNIT
- LIFTMASTER MYQ GARAGE OPENER WITH SMARTPHONE CONTROL
- UBIQUITI WIFI EXTENDER (2) IN EACH RESIDENTIAL UNIT
- (3) PARKING SPACES PER RESIDENTIAL UNIT
- EV CHARGING POWER IN GARAGE

## COMMON AMENETIES:

- TEMPERED GLASS HANDRAIL AND TOP OF WALL GLASS
- COPPER CHIMNEY POT, GUTTER AND DOWNSPOUTS
- MILGARD ULTRA PANELS WITH 1/8" SUNCOAT MAS (LOW-E) CLEAR TEMPERED 1/8" WITH FOAM FILLED FRAME AND ARGON GAS FILLED DUAL GLAZED
- JELDWEN CUSTOM CLAD ARGON FILLED DOORS
- HOT DIP GALVANIZED INSIDE AND OUT, SANDBLASTED AND POWDERCOATED EXTERIOR HANDRAILS
- LIFTMASTER 24V MAIN GARAGE GATE WITH SENSOR LOOP, 10 ENTRY STICKERS, KEYPAD
- BORAL MADERA CONCRETE ROOF TILE WITH NDL WARRANTY ON ENTIRE ROOF
- JAMES HARDIE HARDIESHINGLE SIDING



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