25878 SHADY OAK LANE

Valencia, California | Complete Property Features, Upgrades & Amenities

WHOLE-HOUSE FEATURES & SMART HOME TECHNOLOGY

Audio & Entertainment

· Sonos whole-house sound system, smartphone-controlled
- In-wall Klipsch speakers throughout
- Multiple independent audio zones for separate music selections

Security & Safety

- Fully wired alarm system with independent smoke detection
- Updated eight-camera exterior HD security system with 30-day recording
- Live monitoring from a smartphone, tablet, or television
- DoorBird video doorbell and camera system
- Five Nest thermostats and 11 Nest smoke/carbon monoxide detectors

Wi-Fi & Connectivity

- Legrand Luxul Epic Mesh Wi-Fi system covering the entire property

Lighting & Electrical

- Recessed lighting standardized to new 3000K (soft white), fully dimmable LEDs
- Legrand Adorne switches throughout, except laundry room
- Many high-visibility outlets upgraded to Legrand Adorne series

Climate Control & Utilities

- Four air-conditioning units
- Two tankless water heaters with hot-water recirculating pump
- Smartphone-controlled sprinkler and pool systems
- Purchased 20.010 kW solar system (58 panels)

Architecture & Finishes

- Pella Architectural Series arched windows and patio doors throughout
- Crema Marfil and Walker Zanger flooring and surface materials throughout

MAIN LEVEL

Entryway

- Halogen perimeter lighting around dome ceiling

Living Room

- Gas fireplace
- Wall speakers by stairs

Dining Room

- Wall speakers by stairs
- Restoration Hardware chandelier

Outside Courtyard

- New remote-controlled patio string lights
- Gas fireplace
- Wall speakers

Family Room

- New remote-controlled gas fireplace system
- Built-in cabinetry
- UV-blocking tint on backyard-facing windows
- Sonos sound system
- Restoration Hardware chandelier

Breakfast Nook

- Custom-built table

Kitchen

- Hidden television above microwave
- Built-in Sub-Zero refrigerator and freezer with ice machine
- Wolf microwave
- Two Bosch dishwashers
- Warming drawer
- Wolf cooktop with griddle
- Pot filler
- Wolf dual ovens
- Island sink with garbage disposal
- UV-blocking window tint

Bar & Entertainment Room

- KitchenAid wine refrigerator
- KitchenAid beverage refrigerator
- New Scotsman nugget ice machine
- Sink with garbage disposal
- UV-blocking tint on backyard-facing windows
- Electric remote-controlled blinds
- Sonos sound system
- Newly refinished pool table
- Ceiling wired for projector system

Main-Level Bedroom

- Electric remote-controlled blinds
- New ceiling fan

UPPER LEVEL

Primary Bedroom

- Sonos sound system
- Switch-controlled gas fireplace

- Electric remote-controlled blinds and new custom drapes

Primary Bathroom

- Steam shower
- New TOTO urinal
- Electric remote-controlled blinds

Primary Closet

- Custom built-ins
- New carpet
- Digital keypad locking door

Office

- Hidden TV
- Cigar-smoking ventilation system
- TV, desk and chair listed as included

Rear Upstairs Bedroom with Balcony

- New chandelier lighting in bedroom and bathroom
- Electric remote-controlled blinds
- En-suite bathroom

Third Upstairs Bedroom

- Electric remote-controlled blinds

Front Upstairs Bedroom with Balcony

- Philips Hue color-adjustable recessed bulbs in room and closet
- Electric remote-controlled blinds
- En-suite bathroom

Laundry Room

- LG washer and dryer
- Large clothes-hanging bar

BASEMENT & LOWER-LEVEL ENTERTAINMENT

Custom Wine Cellar

- Fully custom wall painting
- Fully custom wine cellar
- Two industrial cooling units (kept at 56 degrees)
- Custom LED strip lighting
- Custom-built wine storage table (welded steel covered in wood)
- Approximately 1,600-bottle capacity

Other Basement Spaces

- Downstairs bedroom converted to storage

Private Home Theater

- Nine fully reclining power seats with food trays and wineglass holders

- LG 4K UHD dual-laser CineBeam projector
- Sonos sound system
- Totem Acoustic seven-speaker surround system with Klipsch subwoofer
- Stewart movie-theater-quality screen
- Custom-built concession stand with refrigerator

GARAGE

Garage Features

- Remote-controlled split-system air conditioning
- Built-in Sub-Zero refrigerator
- Whole-house vacuum system
- Locking closet
- Large safe drilled into cement
- Home connectivity equipment
- Multiple Sonos units
- HD security-camera control system including television and hard drive
- New ski/snowboard racks
- New hanging bicycle racks
- New Tesla wall charger

BACKYARD & OUTDOOR LIVING

Outdoor Amenities

- Artificial turf
- Outdoor bathroom
- Built-in BBQ, sink, burner and ice chest
- New outdoor TV
- New Parasound receiver
- Fire pit
- Color-changing LED lighting in pool and Jacuzzi
- Water slide
- Speakers serving pool, gazebo and patio
- Two locking storage structures

LEASED EQUIPMENT

Water Treatment

- Rayne water softeners (two tanks every two weeks)
- Rayne water purification system beneath kitchen sink

Feature inventory transcribed and organized from owner-provided sheets. Inclusion of movable items and leased equipment is subject to contract and verification.