



HOUSEHOLD FEATURES

With demanding careers, a busy entertaining schedule and frequent visits from friends and family, the owners created an adaptable house that accommodates large crowds but also provides a serene sanctuary, all while making minimal upkeep demands. Located just steps from the beach and minutes from downtown, the house's unique hillside location protects it from the noise and traffic of urban life without sacrificing convenience. To take advantage of this great La Playa location, the owners completed a whole-house renovation complete with landscaping designed to create your own private oasis just steps from Yacht Club Basin.

RENOVATIONS INCLUDE:

For better hosting: Relocating the living room fireplace created 30% more useable floor space. Sliding French doors at each end of the living room expand the entertaining into the central courtyard and onto the new front porch. Every party ends up in the kitchen, so this one opens onto the courtyard as well. Indoor/outdoor never looked so good, with materials that stand up to sand and sun (and the inevitable red-wine spill) while still looking party-ready. When the house is really full, the library across the courtyard converts to a large dining

880 SAN ANTONIO PLACE

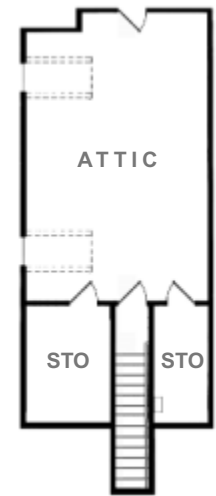
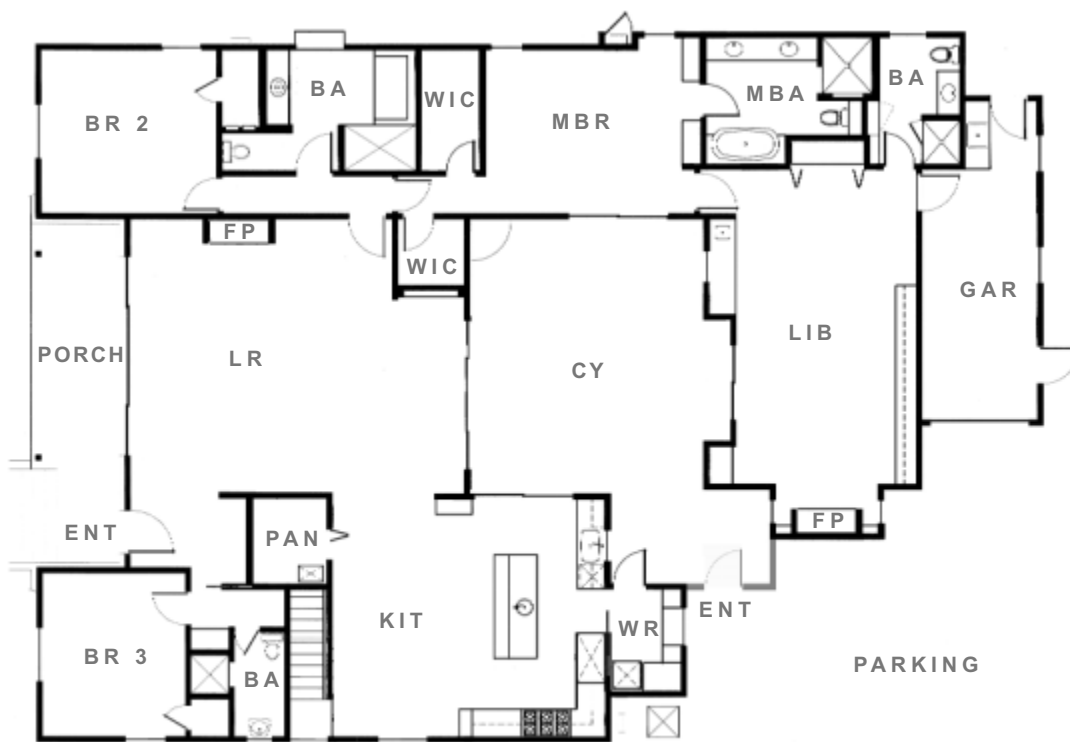
room that seats up to 24 people. An extra electric socket hidden in the tray ceiling makes it easy to string party lights across the vaulted ceiling.

For happier houseguests: The southeast bedroom and bath convert to a private guest suite with the slide of a pocket door. The library has a Murphy bed and wet bar complete with mini-fridge, a fireplace and newly renovated bathroom, making it the perfect spot for long-term guests.

Perks for the empty-nester: The newly upgraded master suite with new en suite bath and custom storage opens onto the central courtyard. The library doubles as a sitting room for the master bedroom when houseguests have gone home. The southwest bedroom, currently used as an office, includes custom storage and filing cabinets built into the walk-in closet.

Anticipating the grandparent years: A new flight of stairs offers easy access to the walk-around attic. The current owners saw this great space as a rumpus room for future grandchildren. Fully insulated, with new dormer windows overlooking La Playa Cove, the space meets city standards for occupancy whenever you decide to apply for a permit.

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LIVING ROOM RENOVATION FEATURES:

- Removed wall and fireplace to create 30% more useable floor space
- New Town & Country single vent gas fireplace with marble surround and custom mantle.
- 16' sliding French doors open onto new front porch with limestone tiling. 12' doors open onto interior courtyard.

2016 FULL KITCHEN RENOVATION FEATURES:

- Custom cabinetry with soft-close hinges, glass display doors, and many extras
- Granite countertops and antiqued marble flooring
- Subzero refrigerator, Bosch dishwasher, and 48" Dacor Renaissance duel-fuel range, 31" single basin 18-gauge stainless sink, plus 18" prep sink with Waterstone faucets.
- Walk-in pantry with wine fridge, pull-out storage, & hanging bar for large linens
- Retro lighting from Restoration Hardware and Emerson flush-mount ceiling fan
- Internet/TV port
- Mud room/laundry with exterior entrance near foot-washing faucet
- Insulation upgrades at time of renovation

LIBRARY RENOVATION FEATURES:

- Custom shelving and storage, including wet bar & refrigerator.
- Town & Country single vent gas fireplaces with marble tile surround and custom mantle.
- Emerson custom designed ceiling fans with 52" cherry blades
- 2016 renovation of adjacent bathroom with custom cabinetry and tile, fixtures by Grohe and Toto.

ATTIC / STORAGE RENOVATION FEATURES:

- (note: built to code, but permit for occupancy is yet to be applied for)*
- New stairs, dormers, insulation and heat/AC venting.
 - Two enclosed storage areas with lighting. Main room roughed in and awaiting your imagination.

MASTER BEDROOM RENOVATION FEATURES:

- Two 42" custom built-in dressers & two walk-in closets
- En suite master bath added in 2016 with custom cabinetry, white granite double vanity, walk-in shower and 66" Newbury soaking tub. Plumbing fixtures by Grohe & Toto. Solar powered skylight with rain-sensitive auto-close
- 8' French sliding door opens onto courtyard with fruitless olive tree. Full length plantation shutters for privacy.

GENERAL RENOVATION FEATURES:

- Single-level living with no thresholds and accessible bathroom with designer grab bars.
- New roof (2006)
- Seamless hardwood flooring throughout (2006 and refinished 2016)
- Two tankless hot water heaters (2006)
- New sewer line (2016)
- Natural gas heater with zone control (2006)
- ACPro 3-ton air conditioner (2016)
- House seismically strapped to foundation (2006)
- Bathrooms for bedrooms 2 & 3 renovated (2006) Larger bath features step-in shower and designer grab bars.
- Sierra Pacific LoE3-366 windows and French sliding doors, clad exterior, wood interior (2016)
- All new custom window treatments featuring open bypass plantation shutters and wood blinds (2016)
- Eaves-level sockets in library ceiling, courtyard & front porch for party/Christmas lights (2016)
- Sonos sound system in living room, kitchen, library and courtyard (2016)
- 48 Gbps data distribution system for property-wide coverage (2016)
- New security system by Custom Home Technology (2016)
- Ring audio/video doorbell system & security camera (2016)