



226 33RD AVE, PLEASURE POINT

Brand New Custom Home - Built with a Focus on Non-Toxic and Sustainable, Eco-Friendly Materials

AMENITIES AND CUSTOM FEATURES

INTERIOR

- Engineered Wide Plank Flooring; Rustic Grade White Oak From Summit Floors [Made in California]
- Metal Railings Fabricated by Keuka Studios in New York
- Marvin Essential Double-Hung Windows and La Cantina 42" Outswing Living Room Door
- Valor L1 Linear 40" Built-In Gas Fireplace with Heat Diverter
- 2 Ocean View Ensuite Bedrooms Upstairs w/ Soaring Ceilings
- Primary Walk-in Closet
- Office / Bunkroom Downstairs w/ Retractable Dual Bunk Bed System Imported [Made in Italy]
- Laundry Room w/ Custom Cabinets, LG Washer & Dryer w/ Smart Features
- Solid-Core Interior Doors with Emtek Urban Modern Rosette Lever Handles

KITCHEN

- Custom Solid Maple Cabinets and Island with Soy-based Glue [Made in Ben Lomond]
- Emtek Hardware
- Slate Pietra Cardoso Countertops
- Wolf 36" Dual-Fuel 6 Burner
- Bosch Refrigerator (Wi-Fi Enabled)
- Bosch Dishwasher
- GE Microwave
- Brizo Faucet and Wall Mounted Pot Filler
- Dawn Kitchen Sink with Sound Dampening
- Coffee/Baking Center with Garden Views

BATHS

- Powder Room- Victoria Albert Sink, Brizo Wall Mounted Faucet, Custom Oak Vanity, Quartz Countertop, Silhouette LED Lighted Mirror
- Primary Bath- Heated Floors,

- Victoria & Albert Free Standing Volcanic Stone Soaking Tub, Brizo Plumbing Fixtures, Dual Shower w/ Thermostatic Hansgrohe Fixtures
- Guest Bath- Americh Kent Tub, White Oak Vanity, Quartz Countertop

EXTERIOR & LANDSCAPING

- Moso Bamboo Siding Corner-Milled by Architectural Millwork & Design and Installed by Brallier Fine Woodworking
- Fully-Wrapped Cedar Soffits with Storm System Weather Stain
- FX Luminaire Exterior Smart-Lighting System
- Hubbardton Forge Wall Sconces
- Solid Ipe Decking with Flush-mounted Concrete
- Outdoor Natural Gas and Ice Maker Hookups for Outdoor Kitchen
- Hot Spring Brand New Hot Tub
- PULSE Wave Hot/Cold Outdoor Shower w/ Handheld and Sandal Washer
- Custom-made Moso Bamboo Side Gates with Lockey Marine Grade Dual-programmable Security Locks
- Attached Garage + 3 Off Street Parking Spots

SYSTEMS & INFRASTRUCTURE

- Engineered Flow-Through Concrete Planter Beds with Filtering Bio-soil and Drainage System
- Whole-house Blue Wrap Waterproofing
- 100% Stainless Steel Fasteners and 100% Copper Flashing, Vents and Exterior Metal
- 3.5 kWp Sunpower Solar PV System (Owned)
- Dedicated 30 Amp 240V Circuit for Electric Car Charger
- Central Force-Air Heat &

A/C - Bryant Slimline (Quiet-Operation 66db) Preferred™ Series

- Nest Smart Thermostat
- Integrated Cat-6 Wiring, HDMI and Power Connections for Living Room (hidden under fireplace mantel) as well as the Primary Suite
- Tankless Water Heater
- Brand New 4in Sewer Lateral and 8in Sewer Main
- 400 Tons of New Engineered Fill 5ft Deep at 95% Compaction

PROFESSIONALS

- Developer: Troy Hinds
- Architect - Workbench (www.workbenchbuilt.com)
- General Contractor - Phase 1 (Structural & Framing): Interface Builders
- General Contractor & Finish Carpenter - Phase 2 (Finishes): Greg Foy Building Construction
- Finish & Woodwork Subcontractor: Brallier Fine Custom Woodworking
- Cabinets: Malyn Wells, Dynamic Designs
- Tile: Twin Tile
- Flooring: Chris Haltom Floors
- Grading/Foundations: Ed Oreb & Son
- Underground, Power, Water, Sewer: Jay Johnson & Co.
- Drywall: Consolidated Drywall
- Garage Doors: A-1 Garage Door (Martin Garage Doors)
- Decking/Waterproofing: Renaissance Waterproofing
- Front Door: Rogue Valley Door
- Plumbing: Santa Cruz Plumbing
- HVAC: J.C. Heating
- Countertops: Mike Cosio Countertops
- Landscaping: Dreamscape
- Solar PV: Solar Technologies

LISTED BY MIKE BLOCK & TURIYA BLANCHETTE | 831.588.1588 | MIKE@MIKEBLOCH.COM | DRE 01382661

sereno

CHRISTIE'S
INTERNATIONAL REAL ESTATE