

# 1714 Labrador – Property Upgrades & Amenities

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## Structural & Mechanical

- Complete renovation down to the studs
- Home is fully permitted with the City of Costa Mesa
- All new electrical system with 220V panel
- New HVAC and air conditioning systems
- All new PEX plumbing
- New sewer line to main
- New foundation with updated gutters and anchors
- Tankless water heater
- New irrigation and drip sprinkler system
- New sidewalks, driveway, gutters, and all new hardscape
- Presidential roof
- Closed Cell Spray insulation in vaulted living room

## Interior Finishes

- European walnut engineered flooring (6mm multi-ply plywood)
- European dark walnut cabinetry in pantry
- Custom built-in closets throughout
- Walnut kitchen island
- MDF over solid wood interior doors with beveled detail
- Antique brass interior door hardware
- Benjamin Moore premium paint throughout
- Flush-mounted air vents
- Screwless light plates

- Custom plaster fireplace (hand-applied finish)
- Drawers with dovetail joints and European-style fronts

## **Kitchen**

- Thermador appliance package
- Bosch dishwasher
- U-Line beverage refrigerator
- Zia Japanese tile backsplash
- Unlacquered brass fixtures and hardware

## **Bathrooms**

- Smart toilets throughout
- European marble in all bathrooms
- Zia Zellige tile in red and green bathrooms
- Zia limestone in primary suite bathroom
- Custom limestone sink in primary suite
- Custom black marble sink in red bathroom
- Solid brass fixtures throughout
- Kingston solid brass bathroom faucet and fixtures

## **Windows & Doors**

- Marvin windows and French doors

## **Lighting**

- Custom recessed lighting package
- Vintage lighting in primary bedroom, TV area, dining, kitchen island, pantry, hallway, bathrooms, entry sconces, and exterior solid brass fixtures

## **Exterior & Landscaping**

- Considerable investment in professional landscaping

- Hardie Board siding

### **Disclosure / Notes**

Square footage is based on recent remodel and additions. The City of Costa Mesa has not yet reflected the new square footage in its public records. Buyer is advised to verify square footage, permits, and all information to their satisfaction.