24621 CALVERT STREET

WOODLAND HILLS • EXTENSIVE RENOVATION & DESIGNER UPGRADES

Thoughtfully reimagined with upgraded infrastructure, a redesigned floor plan, designer finishes and exceptional indoor-outdoor living. Work completed with City permits.

MAJOR SYSTEMS & INFRASTRUCTURE

- Upgraded plumbing with all-new waste lines, upgraded main sewer line and upgraded supply lines
- All-new gas lines and new tankless water heater
- All-new electrical wiring, new upstairs electrical subpanel and new exterior electrical serving pool equipment and BBQ
- All-new mechanical systems with two new 4-ton dual-zone HVAC units with heat pumps
- New HVAC ducting and vents throughout
- New drywall and new insulation
- New composition shingle roof and new gutters

REIMAGINED FLOOR PLAN

- Interior reconfiguration creates an open connection between the kitchen and family room
- Large living room, separate dining room and spacious great room with views to the rear yard
- Expanded primary en-suite with widened bedroom, massive walk-in closet and spa-inspired bath
- Abundant natural light and improved indoor-outdoor connection

DESIGNER KITCHEN

- Custom modern flat-panel cabinetry with quartz countertops
- Large eat-in center island overlooking the rear yard and generous pantry storage
- Fisher & Paykel appliance package: professional 36” range, built-in panel-ready refrigerator, panel-ready dishwasher and microwave drawer
- Custom white oak vent hood with soft-radius detailing

INTERIOR FINISHES

- New European engineered wood flooring throughout
- Custom cabinetry throughout
- All-new solid-core white oak interior doors and front entry door, custom stained on site
- New exterior door
- New wrought-iron staircase and railing
- New built-in closets in every bedroom with new sliding doors and tracks
- New shower glass
- Hand-selected designer plumbing fixtures, lighting fixtures, tile and wall treatments throughout

WINDOWS, DOORS & GARAGE

- New Milgard windows
- New aluminum multi-slide door
- New garage door and motor
- New epoxy garage floor

PRIMARY SUITE

- Enlarged primary bedroom with decorative wall lighting
- Oversized walk-in closet
- Expansive spa-inspired primary bathroom
- Designer-selected tile, fixtures, cabinetry and lighting

OUTDOOR LIVING • POOL • LANDSCAPE

DESIGNED FOR RELAXED SOUTHERN CALIFORNIA LIVING & ENTERTAINING

Wide, spacious rear yard with attractive views, plentiful mature trees and multiple distinct areas for entertaining and recreation. The setting complements the home's warm transitional design and its connection between interior and exterior spaces.

RESORT-STYLE BACKYARD

- Massive patio and outdoor entertaining space
- New custom gas BBQ area with 36” built-in BBQ and outdoor refrigerator
- Custom outdoor table
- New natural-gas firepit
- Large grass area and mature trees
- Multiple outdoor gathering and entertaining areas

EXTENSIVELY UPGRADED POOL

- New coping, tile and plaster
- New skimmer, drain and fill line
- New pool light
- Pool equipment repaired and serviced
- New gas line serving pool equipment
- New surrounding wood fencing

EXTERIOR & LANDSCAPING

- New Santa Barbara smooth stucco in a custom-selected color
- Redesigned front columns
- New wrought-iron side-yard gates
- New wood fencing
- All-new irrigation
- New sod and drought-tolerant plantings
- New drip system

LOCATION & SETTING

- Located in a highly desirable pocket West of Valley Circle
- Wide, spacious rear yard with mature trees and views
- Floor plan and glazing designed to maximize natural light and the connection to the rear yard

A THOUGHTFUL, COMPREHENSIVE RENOVATION

Every specification and finish incorporated into the remodel was carefully selected by the project's designer—from cabinetry, countertops and flooring to plumbing fixtures, lighting, tile, doors and wall treatments—to deliver a cohesive warm transitional home rather than a collection of individual upgrades.

Permit & verification note: Information provided by Seller and believed to be accurate. Buyer is advised to independently verify all improvements, permits, specifications, dimensions, systems and features to Buyer's satisfaction.