Property Feature Sheet

Notes for Listing Agent

Short Description (for MLS / brochure)

A nature oasis reached by a long, private driveway that climbs the hill to a gated flat at the top — mature trees, gardens, fruit trees, and a pool, with nothing but birdsong, wind in the branches, and running water from the fountain out back. Nearly 270 degrees of tree views from the kitchen, an original 1950s fireplace and exposed beams, and the estate-like seclusion of somewhere hours outside the city — while still central to everything. Behind the character: a true studs-out remodel — every room opened to framing and rebuilt — done by an owner who planned to stay, not to resell. Dual-zone all-electric HVAC, all-new electrical, roof, windows, floors, kitchen, and master bath, whole-house Ethernet, and integrated smart lighting throughout. Materials chosen for durability and longevity rather than cost.

The Property

- **A long, secluded driveway climbs the hill from the street**, opening onto the flat where the house sits. An automated gate sits at the top, at the house — not down at the road. The approach reads as an estate, not a house on a lot
- **Real distance from neighbors** on all sides — privacy that comes from land, not fencing
- **Massive mature trees** — decades of established canopy that cannot be bought, planted, or replicated
- **Pool**, framed by established gardens
- **Producing fruit trees** on the grounds
- **Quiet** — no street noise. Birds and wind through the trees is genuinely what you hear
- **A fountain in the back yard** — sitting out there, running water is the only sound. In a city where outdoor space usually means traffic noise, this is the feature people remember
- **Centrally located** with the seclusion of somewhere far outside the city — the combination that almost never exists in Los Angeles
- **Nearly 270 degrees of tree views from the kitchen** — windows on three sides pull the canopy inside from every angle. You are looking at trees, not neighbors, wherever you stand

Original 1950s Character

- **Massive original fireplace** — the centerpiece of the house, and original to it
- **Original exposed wood beams from the 1950s** — preserved rather than stripped out. Scale and material that new construction cannot reproduce at any price
- The irreplaceable elements were kept; everything else was rebuilt

About the Renovation

- **Taken down to the studs** — every room in the house was opened to framing and rebuilt from the structure out. Not a cosmetic refresh laid over existing conditions
- **Two secondary bathrooms are the only exception**, and even those received new lighting
- **House-wide, not room-by-room** — electrical, HVAC, roof, windows, flooring, paint, and lighting were all replaced across the whole house rather than in isolated areas
- **Done as an owner remodel for a long-term stay**, not for resale. Every decision was made by someone who expected to live with it for decades
- **That is why the specifications read the way they do** — Manual J load calculations, dedicated return air in every main room, solid wood cabinet boxes, top-rated scratch-resistant flooring, designer fixtures selected one at a time. None of it is what you spend on a flip
- **Two years of selection**, prioritizing durability and longevity over cost at every decision point

Smart Home & Lighting

- **Integrated control** of the main living areas, kitchen, full exterior, ceiling fans, and the water features — all on one system. A few secondary spaces (guest bath, some hallways, guest office) remain on conventional switches
- **Voice control** via both Amazon Alexa and Google Assistant
- **Arrival scenes** — saying "I'm home" from the car brings up the driveway, entry, and walkway lighting before you reach the door
- **Automated driveway gate**
- **Zone-level kitchen lighting** — sink, island, and overhead each addressable independently, so any combination or mood can be called up by voice or phone. Consistently the feature guests react to most
- **Hardwired throughout** — permanent infrastructure, not a plug-in or smart-bulb retrofit. Nothing to re-pair and nothing that leaves with the seller
- **Not Wi-Fi based** — the system runs on its own dedicated low-power mesh network, so it adds zero traffic to the household Wi-Fi. No slowdown, no congestion, and no devices dropping off when the house is full and everyone is streaming
- **No batteries anywhere** — every switch draws from line voltage. Nothing to recharge, nothing to replace, ever
- **Local control** — switches, scenes, and schedules run on-site and keep working through an internet outage (voice commands route through Alexa or Google and do need internet, as with any assistant — but the lighting itself never stops)
- **No proprietary system and no integrator on retainer** — the switches are standard, widely available smart switches, the kind stocked at any Home Depot or Lowe's. A failed switch is an off-the-shelf part at ordinary retail price that any electrician can swap. No certified dealer to call, no proprietary component to special-order, and no service contract to inherit
- **Owner-programmable** — scenes, dimming levels, schedules, and which lights group together are all changed from the phone app or simply by asking the voice assistant. No technician visit, no programming fee, no waiting on a custom installer

- **Easily expandable** — bringing any remaining room onto the system means swapping a switch. No rewiring, no new hub, no re-engineering. The hard infrastructure is already in place
- **Dimming throughout the smart zones**, pre-leveled and scene-programmed and ready to use on day one, but fully re-configurable by the next owner
- **Smart outlets throughout** with integrated USB-A and USB-C — including in the master bath and inside the medicine cabinet

Network & Security

- **Structured Ethernet wiring throughout** — every television location hardwired
- **Camera coverage of the full property**
- All network, camera, and control equipment terminates in a **dedicated central closet** — one place to manage everything

HVAC — Fully Replaced and Re-engineered

- **Two complete systems** — one serving upstairs, one serving downstairs. Independent zoning means conditioning only the floor in use, which is both more comfortable and cheaper to run than one oversized system
- **High efficiency and fully electric — no gas**
- **New refrigerant line sets and new ductwork** — this was not a condenser swap onto existing lines. The entire system was replaced end to end
- **Load recalculated (Manual J) for the house as renovated** — each system is correctly sized for the actual space rather than inherited from the original build. Correct sizing is what determines whether a system actually dehumidifies and whether it lasts
- **Dedicated return air in every main room** — balanced airflow, no rooms that run hot or cold, and quieter operation. Most houses share a single central return, which is why they never feel even

Kitchen

- **Samsung Bespoke professional appliance suite**, all new — refrigerator, induction cooktop and oven, microwave, and dishwasher
- **Appliances integrated into the smart system** — push notification if the refrigerator door is left open, dishwasher cycle scheduling and monitoring from the app
- **Matte quartz countertops**
- **Solid wood cabinet boxes and interiors** — not the particleboard carcass behind a nice front that nearly every cabinet at this price point uses. The construction quality is inside the cabinet, where buyers rarely get it
- **Fronts in EGGER Eurodekor** — premium Austrian-engineered panel with a genuine embossed woodgrain you can feel, not a flat print, and matching edgebanding so joints disappear. Non-porous and hygienic, and specified deliberately over wood for a kitchen: it will not swell, cup, or move with humidity, and it resists scratching, staining, and fading far better than a wood finish

- **Full-extension pullouts in every cabinet** — no static shelving anywhere
- **Soft-close hardware throughout**, doors and drawers
- **Custom-ordered designer faucet**
- **Wet bar** with custom integrated lighting

Master Bath — Complete Gut Renovation

- **Curbless walk-in shower**
- **Filtered showerhead**
- **42" large-format porcelain** on floors and walls, floor to ceiling — the oversized format means minimal grout lines: a near-seamless look and dramatically less to maintain
- **5′ x 3′ lighted medicine cabinet** with interior storage and an integrated smart outlet
- **Smart speaker exhaust fan** — voice and app controlled
- **Extensive built-in storage**
- **Custom-ordered designer faucets**

Systems & Envelope

- **All-new electrical** throughout nearly the entire house
- **New roof** — cool-rated energy-efficient shingles over radiant-barrier insulated sheathing, cutting attic heat gain and cooling load
- **New energy-efficient windows and sliding doors** throughout the entire lower level
- **New balcony** built in 5-layer fiberglass — the premium system for deck waterproofing and longevity

Finishes

- **All-new interior paint** — every room and every door, in premium Benjamin Moore. Nothing left original or touched up
- **New flooring in every room** — not a single original floor left in the house
- **Engineered hardwood across the entire downstairs**, specified at the highest available scratch-resistance rating
- **New carpet upstairs**, where buyers generally prefer it — the bedroom floor
- **All-new recessed lighting throughout**, plus new chandeliers — designer brands, each fixture individually hand-selected
- **Materials specified above builder grade** across the systems, cabinetry, flooring, fixtures, and lighting — two years of choices made for durability and longevity rather than cost

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Warranty

- **5-year warranty on the roof and the balcony deck**
- **5-year extended protection plan on the full appliance suite**, transferable to the buyer
- **Most of the renovation completed under a single general contractor carrying a 5-year warranty** — one accountable party for the work rather than a patchwork of trades
- A buyer here is taking on a two-year-old renovation with active coverage on the roof, deck, appliances, and workmanship — materially less risk than finished work with no recourse