

# Features of 472 Redwood Avenue

## Main Floor

- Great Room: Living room, Kitchen, and Dining room
  - Stained hardwood oak floors with inlaid trim.
  - Dramatic 7" high baseboards.
  - Designer light fixtures and recessed lighting.
  - Three sets of French doors leading to outdoor areas.
- Two bedrooms.
- One full bathroom, remodeled in 2021.
- Convenient indoor/outdoor living with every room opening to spacious outdoor decks, patios, lawn, hot tub, built-in outdoor seating, and cooking area.
- Unobstructed, panoramic views.

## Gourmet Kitchen - Remodeled and reconfigured in 2018-2019

- Large, approx. 11' x 5' island with seating for 6. Storage cabinets underneath.
- Quartz slab countertops.
- Custom pendent lights over island.
- USB plug-ins on both sides of island.
- Self-closing custom cabinets and drawers.
- Thermador appliances: 6 range burner, oven, microwave, and dishwasher.
- Thermador range with down draft remote exhaust fan and exterior high-power blower.
- Built-in Thermador refrigerator with panel to match cabinets.
- Viking mini, built-in, double drawer refrigerator. Ideal for wine.
- Stainless steel sink with touchless faucet.
- Large pantry with pull out drawers.
- Built-in custom wet bar with second copper/stainless steel sink and cabinets.
- Custom wall of sliding fabric curtains to give privacy for entertaining.
- Skylight for enhanced natural light.
- Direct access to side patio with professional kitchen, built-in seating, and firepit.

## Living Room

- Open concept/ great room with vaulted ceiling, wrap-around windows, and French doors to showcase sweeping panoramic water and hill views.
- Casual eating or reading nook.
- High efficiency gas fireplace with dramatic ceramic tile wall.
- Custom blackout curtains.
- Mesh roller shades on windows and sliders.
- Direct access to expansive outdoor deck.

## Formal Dining Room

- Seamless flow from kitchen and living room.
- French doors lead out to back patio.
- Designer light fixture

## **Upper Level, Primary Bedroom Suite** - Expanded and remodeled in 2003.

### **Primary Bedroom**

- Floor to ceiling, wrap-around windows to highlight fabulous panoramic views.
- Bamboo flooring with radiant heating.
- Sitting area.
- Wood burning fireplace with stone surround.
- Built-in cabinets for ample storage.
- Ceiling fan.
- Built-in speakers.
- Two closets.
- Wiring for stereo and TV setup.

### **Primary Bathroom**

- Limestone and marble finishes.
- Soaking tub with stunning views.
- Recirculating pump under sink for instant hot water.
- Towel warmer.
- Large walk-in shower.
- Toilet with washlet.
- Double sinks.
- Vaulted ceiling.
- Radiant heating.
- Dramatic recessed dome ceilings in bathroom and shower with lighting.

## **Entry Level**

- Large (approx. 644 sq. ft.) family room with wall-to-wall, built-in entertainment unit, cabinets, and wet bar.
- Dining area in family room.
- Gas burning fireplace.
- Private bedroom with distressed bamboo flooring, ensuite bathroom and private entrance through French doors leading to front landscaped patio. Built in cabinetry.
- Bathroom with walk-in shower, toilet washlet, custom finishes, and lighting.
- Laundry room with sink and half bath.
- Private 800+ bottle wine cellar.
- Office area with built-in desk and shelves.
- Mechanical room.

## Legal Second unit

- Approx. 380 sq. ft. studio, separate from main residence.
- Galley kitchen upgraded 2021.
- Full bathroom remodeled 2021.
- Private deck with views.
- Bay window.
- Washer and dryer and storage in garage.
- Private entrance from right side of property.
- Dedicated parking at street level.

## Parking

- Four-car, detached garage at street level, approx. 925 sq. ft.
- Off street parking in front of garage for four additional cars.
- Extra bay in garage for storage, washer, dryer.
- Large, built-in overhead storage sections in each bay of garage.
- Easy access to elevator from garage.
- Electric car charging station.
- Wider section of Redwood Avenue with off street parking.

## Exterior

- Indoor/outdoor living to take in the epic views of the bay and hills.
- Lush, mature professional landscaping with bougainvillea, palms, quarrel bark maple, and citrus trees, climbing roses, and more. Automatic sprinkler system.
- Large Trex deck off living room with built-in benches for easy entertaining.
- Built-in outdoor chefs' kitchen with barbeque and rotisserie, sink, 60,000 BTU side burner (ideal for wok cooking), granite countertops, and cabinets.
- Firepit with built-in concrete seating for approximately six people.
- Bluestone walkways, concrete walls.
- Vintage stone fireplace for character.
- Large, private terrace off elevator level for outdoor seating, table games.
- Approximately 1,000-gallon capacity rainwater storage tanks. Manual system with pump and valve.
- Private, portable, two-person hot tub easily accessible from main living area.
- Elevator with six-person capacity and secure storage room behind elevator.
- Garage flanked by two sets of stairs to main living areas.

## GENERAL

- Smart home with Nest thermostat, smart oven with Wi-Fi, and security system with 8 IP remote cameras.
- Sounds system with indoor and outdoor speakers.
- Elevator (6-person capacity) from street level to front door.
- Solar Panels (owned).
- Newer 200-amp electric service.
- Transfer switch for attachment of generator.
- Fire suppression system.
- Fire resistant paint on all eaves and 1/8<sup>th</sup> stainless steel mesh to all exterior attic vents.