

PROPERTY IMPROVEMENTS & FEATURES

1865 MAR WEST STREET | TIBURON, CALIFORNIA

Barn & Whole-Home Systems

- Lutron window treatments
- Hydronic radiant flooring throughout the concrete ground floor
- Mini-split heat-pump HVAC throughout the residence
- Felt ceiling in the barn and between the beams in the entry, den, and primary bedroom
- Custom adjustable lighting
- Lutron RadioRA 3 home automation for lighting and blind controls
- JBL speakers in the barn, controlled by a Sonos wireless system
- Ubiquiti Wi-Fi with repeaters throughout
- Fully fire-sprinklered building
- Carbon monoxide and fire alarms throughout
- Level smart lock at the front door
- LED uplighting above the trusses to illuminate the ceiling

Kitchen

- Explosion Blue natural quartzite countertops
- Rift-cut white oak cabinetry
- Brass hardware by Mi & Gei
- Unlacquered brass living-finish faucets by House of Rohl
- Cloud filtered-water system
- Two Bosch dishwashers
- Two ovens, including a conventional Fisher & Paykel oven
- Fisher & Paykel column refrigerator and column freezer
- High-BTU Gaggenau chef's cooktop
- High-CFM BlueStar chef's exhaust hood
- Concealed coffee station and Fisher & Paykel microwave
- Concealed walk-in pantry, Fisher & Paykel wine refrigerator, and hidden storage
- Appliance garage with electrical outlets integrated into the backsplash

Fireplace

- Italian Marmorino plaster
- Rasatura Marmorino finish at the lower portion
- Pietra Marmorino textured finish at the upper portion
- Stratus Blue natural quartzite hearth
- Flare gas fireplace

Guardrail

- Custom white oak guardrail with unlacquered natural-brass wire-mesh infill panels and radiused corners

Sliding Glass Doors

- Awake aluminum sliding doors
- Zero-post corner at the kitchen slider, allowing the space to open fully to the outdoors

Exterior

- PAC-CLAD corrugated aluminum cladding in a Weathered Zinc painted finish, with flat panels at doors and windows
- Alaskan yellow cedar 1x4 siding with nickel gap, coated on all four sides with custom Renner C110 Hydro-Oil
- Newport Arto cement brick
- Thermory thermally modified wood decking
- Western red cedar guardrail with stainless-steel posts and stainless-steel wire-mesh infill panels

Landscape

- Automatic irrigation throughout
- Landscape lighting

Primary Bedroom

- Exposed custom Alaskan yellow cedar beams
- Custom Sierra Pacific wood patio doors
- RBW bedside sconces

Primary Bathroom

- Custom blue Marmorino plaster walls
- Blue Zia 4x4 floor tile
- Floating vanity clad in Stratus Blue natural quartzite, paired with a walnut linen closet
- Allied Maker Alabaster Stone Hemisphere sconces
- Studio Ore fixtures in a tumbled-brass finish
- Kohler smart toilet with washlet and heated seat
- Starphire glass shower doors

Jack-and-Jill Bathroom

- 2x2 white and green tile
- Custom floating walnut vanity
- Rubinet fixtures in Matte White

Children's Bedrooms

- All Weather windows

Den / Family Room

- Exposed custom Alaskan yellow cedar beams
- Linear wet bar spanning the rear wall with custom walnut cabinetry, undercounter refrigerator, sink, and faucet
- Stainless-steel plate countertop
- Custom Sierra Pacific wood windows and patio doors on both sides for expansive views and ventilation

Junior Primary Bathroom

- Custom white floating vanity
- Rubinet plumbing fixtures in Matte White
- White sconces by Juniper
- Terracotta wall tile and white porcelain floor tile
- Wall-hung toilet

Junior Primary Bedroom / Office

- Reclaimed and restored old-growth redwood walls
- White oak paneling in the bay window
- Concealed motorized Lutron blind in the window bay

Powder Room

- Calacatta Viola marble floating sink
- Studio Ore wall-mounted faucet in unlacquered natural brass
- Custom walnut picture-frame wall molding
- Vintage 1950s Italian mirror
- Sconce by Cedar & Moss

Garage

- Two-car garage with a separate bicycle-storage area
- A portion of the garage driveway is a dedicated parking easement for use by the property

Storage / Wine Cellar

- Bonus space for a wine cellar, mechanical room, and storage