



Idyllic Happy Valley Road Estate Home With a Modern Twist

6 BD + Office | 5.5 BA | 4,958 SF | .66 A | Guest House | Pool

Interior

All interior surfaces completely remodeled including reconfiguring and floorplan addition, vaulting ceilings, relocating kitchen, and adding office, fifth bedroom, additional bathroom & walk-in pantry.

Kitchen

Countertops

- ¾" Cristallo Quartzite with full stone backsplash with underlit island

Cabinets

- Full inset mini shaker cabinets by BlueLine Custom Cabinets with Rejuvenation hardware
- 10'x5' American Walnut island
- Other kitchen cabinets in Benjamin Moore Pale Oak OC-20

Appliances

- Sub Zero 36" Fridge
- Sub Zero 24" Wine Column
- Sub Zero 18" Freezer
- Wolf 48" Gas Range
- Wolf Built-in Microwave
- Wolf Built-in Espresso Machine
- Two Miele Dishwashers

Faucet

- Waterstone – Matte Antique Brass Finish



Pantry & Kitchen

- ¾" honed Taj Mahal
- • Pantry and laundry room cabinets in Benjamin Moore Pale Oak OC-20
- • LG large capacity washer & dryer

Bathroom

- Rejuvenation vanities in walnut and aged brass hardware
- Rejuvenation faucets & mirrors
- Primary 66" Tub with Grohe hardware
- Powder Bath with Concretti sink & House of Hackney wallpaper

Doors & Windows

Kitchen Multislide by Fleetwood

- Three panel multi-slide 18 ft wide, 8 ft tall

Steel Doors by Black Badge

- Custom Steel Thin Frame Thermally Broken Full Glass Four Lite doors.
- Doors Include Entry (pivot), Mudroom and Guest House Entry

Interior Doors by Trustile

- Two panel kerf cut blends traditional and contemporary aesthetics
- Hardware by Rejuvenation

Fireplaces

- Mendota 48" gas linear fireplaces in primary bedroom & living room

Flooring

- Dolce Vita Coreca 10" wide plank European White Oak by Legno Bastone
- Imported from Italy



Ceilings

- Remodel included vaulting all ceilings

Entry, Living Room, Kitchen & Dining

- Made to order Delta Mills works High West Smooth Hemlock 5" exposure

Primary Bedroom & Bedroom #5

- Smooth Nickel Gap 5" exposure

Electrical & Lighting

- Complete rewiring of main home
- 6" LED 5K lumen recessed lighting throughout
- Glass upper cabinets feature LED lighting
- All new interior and exterior fixtures
 - Light fixtures by RH, Rejuvenation, Ashland Lighting, Bruno Marashlian & Briggs Lighting

HVAC

- All new air ducts in main house
- Added two new systems to left side and middle of the main house

Insulation

- All new insulation of attic, walls and subfloor of main home

Audio & Internet

- Built in wired speakers included in kitchen and outdoor patio
- Home wired for both coax and fiber service



Exterior

Pool

- Fully remodeled black bottom Pebble Tec
- Paver pool deck
- Steel Firepit by Montana Firepits

Outdoor Kitchen & BBQ

- Hygrill 32" four burner grill with rear infrared burner
- Built-In BBQ Drawers by Whistler
- Bodega 15" beverage fridge
- ¾" honed Taj Mahal countertop
- Detailed stone and mason work

Driveway & Gate

- Custom Steel Entry Gate & Iron Fencing
- Circular Paver Driveway featuring fountain by Outdoor Fountain Pros
- New carriage garage doors
- Detailed stone and mason work at entry gates

Roof

- New Presidential & standing seam metal roof on main house
- New gutters on main house

Sewer

- Replaced sewer line at rear and side of home

Landscaping

- Detailed stone and mason work at entry gates, front porch, and retaining walls
- Fruit Trees & Vegetable Garden
- 200+ Little Ollies
- 100+ Limelight Prime Hydrangeas
- New grasses and plantings with metal borders throughout
- Antique Black stepping stone walkways,
- Over 100+ low voltage aged brass landscaping lighting and timers added
- Automatic sprinklers added
- Added additional drainage