

2939 Perla, Newport Beach | Everything but “all new foundation and framing” is new.

First, the seller hired the renown Newport Beach architect (Andrew Goetz) and got set of the drawings approved by the city.

Work was done by seller's company, local general contractor from Corona Del Mar.

- The building was stripped (demo) to the studs, then replaced all studs damaged by termites.
- After demolishing existing fireplace, which occupied about 60 square feet of floor on two levels, The roof was fixed (replaced all visibly damaged tiles).
- Owner ran new sewer piping under the slab in the lower level because the plumbing fixtures are relocated to new locations.
- Moved the laundry from the garage and furnace from master bedroom to the lower floor.
- Then the owner changed the floor plan, eliminated some walls to open it up and added some walls to make the bedrooms. Before, there were no “legal” bedrooms downstairs. Just two rooms without closets.
- To open the living room the seller added a new beam to carry the weight of the roof, supported by new posts inside demising walls.
- Added new plumbing, electrical and AC as required (as per new approved drawings).
- All new insulation in the walls and ceiling, and new drywall.
- On demising walls (toward the neighbors) there is an added extra (second) layer of special sound insulating drywall “Quiet Rock” (the best in the industry).
- Then, texturing and painting.
- New flooring. Engineered wood flooring everywhere but bathrooms and bedrooms.
- Bathrooms have porcelain walls everywhere else but on the ceilings.
- Outside the seller replaced patio surfaces from Saltillo tiles to much more durable porcelain tiles.
- Back patio is extended. It used to have two feet wide flower planter along the wall.
- Front patio got new surface (subbase and tiles) and new gate.
- Balcony got railing repaired (termite) and new Trek decking.
- Garage got new flooring (epoxy), cabinets and EV charger.
- Replaced double glassed windows and doors that had broken seal so moisture was getting in.
- Added new 60” linear fireplace in living room. It's direct vent so it doesn't burn oxygen from the living room.

A few highlights:

- Seller added 4 ton extremely quiet AC unit. There was no AC before.
- That \$17K front door is imported from Europe.
- The countertop in kitchen is made from biggest available slabs of quartz in the entire world, and this quartz is made in Tennessee.
- Seller purchased 3 slabs, but used only 50% of them, just to make sure that the “veins” are not cut on the “waterfalls” and on the back of the sink.
- All appliances (\$25K) are made by Viking.
- House has smart (operated over internet) devices: thermostat, EV charger, exterior light switches, front door camera.
- Every room in the house is hard wired for one coaxial cable (TV) and four data Cat-5e cables.
- TV brackets are already mounted and attached straight to the wood studs in 4 rooms, to prevent unprofessional installation.
- Exterior of the building (painting) is maintained by HOA, but we repainted all area where we worked.

This job is done professionally with the involvement of the architect and city inspectors.