

SELLER ADDED VALUE AND SPECIAL FEATURES



8022 River Place, Carmel

3 Bedrooms • 2.5 Baths • 2,043 Sq. Ft. • 10,438 Sq. Ft. Lot



Significant seller investment created a luxury setting where daily life feels like a vacation.

- **Meticulously Refined and Remodeled:** For full-time living, a true turn-key luxury opportunity.
- **Quail Lodge Lifestyle & Amenities:** Golf, tennis, pool, gym + stroll to Edgar's & CVAC.

Luxury Bathroom Transformation & Addition

- **Primary Suite Sanctuary:** Spa inspired complete remodel featuring custom dual sink floating vanity, Quartz counter, luxurious Badeloft soaking tub, zero threshold walk-in glass shower with micro-herringbone accent wall, mosaic flooring and custom privacy window. New fixtures.
- **Hallway Guest Bathroom Addition:** Newly constructed half-bathroom featuring floating natural wood vanity with brushed gold accents, designer tile with classic herringbone accent wall and elegant honeycomb hexagon floor tile. New plumbing, electrical and toilet.
- **Guest Bathroom:** Complete remodel featuring modern tile, custom modern vanity, new glass and tile "open" walk-in tile shower and new fixtures.



Kitchen & Living Room Improvements + Hallway Galley Addition

- **Kitchen Refresh:** Updated with opulent Vadara quartz countertops, soft satin glazed tile backsplash, floating shelving, new lighting fixtures, stainless steel range hood, and extra large premium undermount sink.
- **Living Room Storage:** Custom storage cabinetry with Caesarstone counter, custom built-in bookshelves around fireplace, and handcrafted fireplace mantle.
- **Hallway Storage Galley:** Custom storage galley with Caesarstone countertop, floating shelf and honeycomb tile floor detail to match brand new guest bath.



For more property information please visit: www.RiverPlaceQuail.com

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 **Monterey
Coast Realty**



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Functional Living Additions:

- **Dedicated Laundry Room:** Custom constructed laundry room with cabinetry, new large utility sink, butcher block counter and new pedestal mounted LG front-load washer/dryer set (Note: Non-load-bearing wall construction allows simple conversion back to full 2-car garage without disturbing custom cabinets and laundry sink area).
- **California Closets:** Installed custom organization systems in each bedroom and hallway.
- **Solid-Core Interior Doors:** Replaced all original interior doors with solid-core wood doors and new hardware throughout.
- **Lincoln Aluminum-Clad Sliding Doors:** Replaced four exterior sliding glass doors with custom aluminum-clad Lincoln sliding doors for easy exterior patio access.
- **Recessed Lighting:** Installed updated recessed can lighting throughout home.
- **Attic Garage Storage:** Added garage attic storage space with pull-down access ladder.
- **High-Efficiency Water Heater:** Installed new natural gas water heater.



Exterior Grounds & Outdoor Living:

- **Section 1 Termite Clearance:** With all Section One items on the most recent pest report complete and full clearance issued, this is a truly modernized and move-in ready home.
- **Black Diamond Paver Patio:** Installed expansive Black Diamond paver patio with an extra large permanent natural gas fire pit and low-voltage landscape lighting.
- **Tranquil Setting:** Waterfall, pond and garden setting with trail, apple and lemon tree.
- **Cedar Fencing:** New privacy fence with decorative topper and protective stain finish.
- **Full Exterior Paint:** Complete repaint of exterior facade and trim.
- **Outdoor Lighting:** New outdoor light fixtures around the exterior of the home.
- **Covered Storage Shed:** Custom covered side-yard structure for concealed garbage, bicycles and miscellaneous storage.
- **Quail Club Amenities:** Pool, Tennis and Gym
- **Carmel Valley Athletic Club (CVAC):** A few minutes drive...or even walk there.
- **Quiet Cul-De-Sac:** Surrounded by meticulously maintained homes.
- **Outdoor Ease:** Flat walking and biking paths right out your door.



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