

## *Guest Suite Addition*

- Custom re-sloped roof line to blend with original roof lines
- Custom windows/window box to match 1940 originals
- Custom milled moldings to match 1940 original
- Custom built in cabinetry to match 1940 originals

## *Kitchen Remodel*

- The last of the Carrara Marble from Italy. Era-correct
- Full slab Carrara marble used for backsplashes
- All electric outlets moved to under cabinet
- Carrara built in café table with 1880 French powder coated cast iron base.
- Solid Maple Doors on original 1940 cabinets
- Sub Zero Refrigerator
- Viking Range
- Low voltage LED under cabinet lighting

## *Master Bathroom Remodel*

- New Casement Windows (2020)
- All Limestone era-correct stone
- Modernized Rain Shower
- Custom cabinetry
- Noritz dedicated hot water heater
- Classic Kohler toilet, sink, and “Tea For Two” over-sized separate bathtub

## *Bedroom #2 Closet Remodel*

- Removed defective 1950's addition
- Expanded/cantilevered with all new siding to match 1940 original

## *Original 1940 Playhouse Remodel*

- Moved to present location to make room for Guest Suite addition
- Slab concrete foundation
- CertainTeed Presidential Shake TL Roof
- Re-finished preserved original hardwood interior
- Exterior hard wood siding refinished and painted every 10 years.

## *Garage Remodel*

- Concrete Floor reinforced with rebar
- All interior walls finished with plaster
- Down lights added
- Fully networked Homekit enabled Garage door opener
- Tesla Charger with separate dedicated electric meter

## *Patio Remodel*

Awkward 1970's door addition removed. Custom Window added.  
Professional Stone installation

## *Professional Landscape Design & Installation*

Landscape designed by Santa Barbara designer Bret Michael  
Professionally installed  
Imported French Limestone Fountain (recycled water)  
Fully automated 5000 sq ft drip system  
Fully automated professional low voltage copper FX Luminaire lighting  
Imported Flagstone Cobblestones professionally installed on Parkway

## *Commercial Cinema Conversion in Living Room*

Retractable Commercial 2:35 Screen Innovations Screen triggered by projector  
Dolby Atmos Surround Sound (includes all built in ceiling Atmos and Center)  
Components concealed in Climate Controlled Closet  
High rated wiring professionally run through basement and attic  
Digital Climate controlled heat evac system for component cooling

*Owner Items not included:*

Sony 4K Laser Projector

Speakers not built-in (Def Tech Towers & Subwoofer, Klipsch Rear)

Component Rack

## *Smart Home*

Cat 5 wired  
Lutron Caseta switches throughout operational on any device with Home Kit  
Entertainment system networked/operational on any device with Apple Remote  
Security Cameras networked/operational on any device with Vivo Cloud App  
Security System operational on any device with Alarm.com App  
Garage Door operational on any device with Home Kit  
Ecobee Thermostat operational on any device with Home Kit  
Rachio Smart Irrigation Controller networked/operational with Rachio App

*Owner items not included:*

Router and wifi access points

## *Custom Light Fixtures*

Crystal Breakfast Nook Chandelier  
Crystal Dining Room Chandelier  
Antique original 1940 hallway fixture  
Antique re-claimed from nearby Paul Williams 1930's Living Room sconces  
Living Room niche lamps upgraded  
Antique original incandescent tube lamps fireplace up lights

# 137 Greenfield Avenue Features

9/29/22

## *Owner items not included:*

Guest bathroom fixture

Master bedroom fixture

Entry Foyer fixture

## *Roofing*

CertainTeed Presidential Shake TL

All copper valleys, nails, and gutters (require zero maintenance/paint)

## *Floors*

All professionally refinished every seven years

Original Douglas Fir Living Room

Original Douglas Fir Master Bedroom

Original Oak Kitchen/Hallways

Upgraded Oak to match Guest Suite / Bedroom #2

## *Exterior*

Smooth tinted stucco never requires painting

Original hard wood siding repainted every 5 years.

Bevolo era-correct copper light fixtures

All new cedar fences surround property with new locked gates

Front Sidewalk replaced (badly root damaged)

## *Foundation*

Fully Earthquake Retrofitted

Crib walls reinforced

Bolted

## *Security*

Updated Alarm System

All doors & windows wired to central control units at entry and master bedroom

Professionally monitored by ADT

Commercial Closed Circuit 7 Camera Surveillance System

## *Miscellaneous*

Attic professionally cleaned, sanitized, and re-insulated with Cellulose

Whole house termite treated 2020

Sewer Lateral replaced 2021

Copper Plumbing

## *Furniture/Window Dressings*

Window treatments curtains, rods, shutters

Professional Interior Designed by Maria Winkler individually procured antique pieces throughout, custom made sofas and chairs. (Negotiable)