

**249 RENNIE AVE  
LIST OF FEATURES**

**OUTDOOR SPACE**

- Design by Stefan Hammerschmidt of Stefan Hammerschmidt Landscape Design an award winning, published firm based in Venice, CA.
- Chinese Wingnut Trees – southside (deciduous).
- Ginkgo Biloba Trees – front & back courtyard (deciduous w/ autumn foliage bright yellow).
- California Coastal Oak Tree – center lawn.
- American Sweetgum Trees – front sidewalk / back (deciduous with autumn foliage of red, orange & yellow).
- ½” Corten Steel raised grass beds and planter box.
- Natural Gas Firepit with built in Bench.
- Low-Flow Drip & Lawn Sprinkler Irrigation System.
- Low Voltage LED Landscape Lighting.
- Secured entries with wired Intercom System.
- Sensor Lights at Garage and side yards.
- Low Impact Development Stormwater Management – downspouts directed to raised planter boxes (LA Building Code).
- Outdoor Sculpture titled Snap – artist: Jennifer Gilbert & Mario Lopez.
- Anti Graffiti Coating on exterior block wall.

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**SYSTEMS**

**249 Main House**

- 1892 Square Feet (or approx. 1900 Square Feet)  
Certificate of Occupancy 11/08/13
- 3.0 kW PV Solar System
- Tankless water heater
- Central AC & Heat – Nest Thermostat
- Security System – hardwired to all downstairs windows, sliding glass doors and doors.

**251 Guest House**

- 500 Square Feet  
Certificate of Occupancy 11/08/13
- 1.8 kW PV Solar System
- Tankless water heater
- Central AC & Heat

**Garage**

- 450 Square Feet
- Pre-Wired for electric car charging station.
- Garage Door Opener.
- 3<sup>rd</sup> gated outdoor parking spot west of garage.

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**HOUSE & INTERIOR SPACE**

- Designed by Robert Thibodeau of du Architects an award winning, published firm based in Venice, CA.
- House exterior features Metal Window Bump Outs with Spandrel Glass insets. Super White Exterior Stucco. All Custom Dual Pane Windows, Dual Pane XL Skylight & Doors.
- Redwood Ceilings throughout 249 house and 251 guesthouse – 249 main house 10' Ceilings throughout, 251 guesthouse 9' Ceilings throughout.
- 249 main house ground level Polished Concrete floors, upstairs and 251 guesthouse White Oak Hardwood floors.
- FSB Door Hardware throughout.
- 249 main house front slider has Motorized E-Screen Solar Shade, bedrooms blackout roller shades, master bedroom ripple fold blackout drapes and some other windows E-Screen Solar Shades throughout.
- All Bathrooms tiled with Ann Sacks 6" x 18" soleil field tile & savoy penny tile. All Bathroom Faucets California Faucets, Toto Dual-Flush Toilets, sinks Duravit. 249 Master Bathroom custom white oak cabinetry and Carrara Marble countertop & surround.
- Kitchens feature custom White Oak Cabinetry, Carrara Marble countertop with Carrara Marble Backsplash. Grohe Faucets throughout kitchens.
  - 249 main house appliance package = Subzero Cabinet Front Refrigerator/Freezer, Miele Double Wall Oven, Miele Gas Cooktop, Miele Exhaust Hood, Bosch Dishwasher & Microwave.
  - 251 guesthouse appliance package = Liebherr Cabinet Front Refrigerator/Freezer, Bosch oven, Bosch gas cooktop, Bosch Microwave/Exhaust combo.

- 249 house and 251 guesthouse both have XL capacity LG washers & LG gas dryers.
- Low Voltage Halogen & LED recessed cans on dimmers throughout. Moooi Random Light in dining/master/bedrooms, Haiku smart fan in office, David Weeks sconce in living, Alinea Linear sconces in bathrooms.
- Custom Closet in all rooms.
- Built-In Workstations in white oak cabinetry with exposed edge countertop in both homes.
- 249 main house has audio, visual and security wired into front door coat closet.
- Roof access for 249 house thru roof hatch in master closet.
- House complies with California's Energy Efficiency Standards & Los Angeles County's Green Building Ordinance.
- Heat activated Fire Sprinkler System in all interiors, exterior overhangs and garage.
- Main Water & Sewer Line was replaced to street during construction.
- Samsung ultra thin small bezel smart TV throughout.

**ALL FURNITURE, RUGS & ACCESSORIES (excluding artwork) would be available for sale outside of escrow.**