

**358 Montecito Avenue, Shell Beach**  
**Property Upgrades and Features**

**Kitchen:**

Custom built-in cabinets with abundant storage  
Marble countertops with floor/countertop to ceiling tile  
Dutch Door to backyard  
Sub Zero refrigerator with custom cabinet facings  
Lacanche range  
Miele dishwasher  
Custom enclosed Vent-a-Hood stove vent  
Perrin Rowe sink faucet, Newport Brass pot filler

**Bathrooms:**

Marble flooring and counter tops  
Floor to ceiling marble shower in guest bath  
English tile in guest bath  
Custom vanities in both guest and primary bathrooms  
Claw foot tub in primary bath  
Newport Brass fixtures in both bathrooms

**Interior:**

All new European White Oak floors (everywhere but bathrooms)  
New solid core doors  
New framing  
New drywall  
New plumbing  
New electrical  
Custom closets and cabinetry throughout  
Hunter Douglas window coverings  
Tongue and groove paneled ceilings  
Reclaimed barn wood beam in kitchen  
New skylights  
New tankless water heater  
New HVAC system, Lutron Caseta AC

**Exterior:**

New siding  
New metal roof and new rain gutters  
New Anderson windows with copper trim  
New exterior Dutch doors  
Luscious landscaping front and back  
Trex/Composite Deck in back yard  
Pergolas for shade in backyard entertaining areas