

# 320 CAPISTRANO AVE. AMENITIES & UPGRADES

1. Whale watch from your living room & Primary Bedroom! Professionally designed to maximize ocean & hill views.
2. Better than NEW!
3. Complete remodel includes structural upgrades to current code requirements. Home taken down to the studs and updated throughout
4. PE Stamped CAD drawings available. (Quality assurance showing the drawing is reviewed and approved by a professional engineer PE)
5. All New Stucco finish is hand-applied acrylic using “BaseX” 5 coat process
6. New “Red Cumaru” solid wood front door and sidelight
7. New “Honed” black Basalt front entry tile
8. New “English Oak” engineered hardwood floors throughout color “Rainer”
9. Custom Walnut wood & Black foam panels upstairs for superior sound insulation
10. New “Bamboo” Kitchen cabinets with soft close drawers
11. New waterfall Silestone “Lime Delight” countertop and breakfast bar
12. New Milgard dual pane vinyl windows
13. New 6 foot kitchen swing up garage door style pass-through window to deck
14. New “ZLine” pro stainless steel appliance package, Gas range, Refrigerator & microwave drawer
15. New Paykel and Fisher Dishwasher drawer
16. Air Switch disposal
17. Commercial kitchen faucet
18. Gun-metal stainless steel sink
19. Continuous Silestone kitchen counter to outdoor patio countertop for seating
20. New Gun-metal stainless bar sink downstairs
21. New Beverage wine refrigerator
22. New 10’ foot, 3 panel extra thick multi-slide, stackable patio door to deck
23. New gas plumbing throughout the home
24. New tinted dual pane glass skylights
25. All new plumbing including underground and main water line
26. New recessed water pressure regulator and shutoff valve
27. New “Zoned” heat system with “Nest” smart thermostats on each floor

28. Solid core, custom wood sliding door to the primary for privacy
29. New electric service panel outfitted with “AFCI” breakers
30. All New wiring/breakers/decora plugs/gfi’s/switches
31. New dimmable recessed LED room lights
32. New 5/8 inch drywall throughout with level 5 smooth coat modern finish
33. New full exterior/interior/floor insulation
34. New "Hunter" room fans with remote
35. Plumbed for water softener
36. Plumbed for “RO” system in garage
37. New electric LG washer/dryer stack
38. New “Rinnai” gas on-demand water heater with remote temp function
39. New gas forced air heater and ducting
40. Finished garage with epoxy floor/recessed lighting/smooth drywall /insulation
41. New EV “level 2” battery charging circuit/wiring/receptacle in garage
42. Custom Italian “Olive” mosaic hexagon tile showers and Italian tile bathroom floors
43. New “Panasonic” bathroom fans
44. New lighted bathroom mirrors
45. New Kohler soft close, heated toilet seats and bidets. (OVE brand)
46. New WiFi connected garage door opener
47. New exterior LED soffit lights front/rear
48. New exterior walkway LED lights
49. Centralized Cat5 wiring communication panel for enhanced network performance
50. New exterior shower with honed black granite tiles
51. Permit #B16-000558 New roof 12/28/2016 & New “TPO” Thermoplastic Polyolefin Durable Membrane roofing system 2024 on back patio section
52. New custom concrete patios in front and backyard specially designed with high-grade astroturf & greenspace for drainage and low maintenance
53. Sleek concrete elevated front deck perfectly positioned to optimize unobstructed ocean views.