

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

**Kitchen:**

Custom built-in cabinets with abundant storage  
Marble countertops  
Floor/countertop to ceiling tile  
Dutch Door to backyard  
Sub Zero refrigerator with custom cabinet facings  
Lacanche range  
Miele dishwasher  
Beautiful hardwood flooring (brand?)  
Custom enclosed Vent-a-Hood stove vent  
Faucets (unlacquered brass – brand?) including pot filler

**Bathrooms:**

Marble flooring and counter tops  
English tile in guest bath  
Custom vanities in both guest and primary bathrooms  
Claw foot tub in primary bath

**Interior:**

All new hardwood flooring (every room but bathrooms)  
New solid core doors  
New framing  
New drywall  
New plumbing  
New electrical  
Custom closets in both bedrooms  
Hunter Douglas window coverings  
Tongue and groove paneled ceilings  
Reclaimed barn wood beam in kitchen  
New skylights  
New tankless water heater  
New HVAC system

**Exterior:**

New siding  
New metal roof  
New windows (Anderson?)  
New exterior Dutch doors  
Luscious landscaping front and back  
Trek(?)/Composite Deck in back yard  
Pergolas for shade in backyard entertaining areas  
Copper trim on windows