

# **1770 Van Dusen Road, La Verne Ca 91750**

- 4BR/2.5BA, with pool, loft, dining area, front foyer, office, walk in pantry, large bedrooms, Master Suite with his/hers closets and a 2 car attached garage
- Appx. 2404 Sq. Ft.
- Entire home has been remodeled in 2022/2023. All new construction was permitted, and entire home was brought up to code on 2022/2023 earthquake standards. Architectural plans and receipts can be provided
- Complete pool and spa remodel in 2024, pebble tec, rocks re surfaced, and new back tile
- Backyard has concrete decking, mature palms, raised gas fire pit, BBQ area plumbed for water, water drain, gas and electricity. Outdoor shower, with movable shower deck and privacy wall. Outdoor/Indoor kitchen bar with seating for 4. Dog run along north wall with access to the home interior
- HOA: Park La Verne Estates, monthly 350.00 (includes front yard maintenance, lawn care, sprinkler replace, community parks maintained, 2 parks for kids, events, etc.)
- Home has Sunrun (lease program) solar panel system, monthly lease \$240

## **Upgrades in 2022**

HVAC, furnace with environment filtration system for airborne toxins, etc. Dual fan for upstairs and down with directional vents. Oversize AC return installed

Tankless water heater

Electrical panel upgrade with additional breaker space. All breakers labeled for easy reference

Emergency shut off and power relay for quick connection to generator. 50-amp connection at breaker panel

Orante iron front door

Keyless entry on exterior doors

Smart home for select appliances, lights, exterior CCTV Security system

Alarm system, Ring System installed

Ring thermostat

Stack Smart washer and dryer to remain

Thermador overhead hood/range, refrigerator, dish washer, oven and 6 burner cooktops are all professional grade and will remain

Stainless Farm sink with custom wash down faucet

Custom tile niche and water fill valve above cook top

Custom quartz and quartzite stone in kitchen and back splash with aligned veins

Under cabinet electrical panels with surround sound bars

Inside, under and kick plate custom lighting that can be changed to any color or pattern

Custom cabinetry in the kitchen and dry bar, chef's dream kitchen with spice racks, cutting board, lazy susans, ample storage for pots and pans, glass ware, etc. Open wood shelving with accents including scone lighting

Oversized island with seating for 10+ and under lighting and additional storage. Island also features an under-counter microwave and dual trash can rack

Expandable walls and windows, opening to about 17 feet, allowing for an open indoor/outdoor dining and living experience

Custom china cabinet with wavy and blue German glass

Custom lighting interior and exterior

Custom tray ceiling and wainscoting

Custom fireplace with mantle. Gas or Wood burning

Downstairs bathroom: toilet relocated to allow for more storage with new cabinets. Floating sink and countertop. Custom 3D tiles, the mirror glass has built in lighting as well as under the counter

The downstairs laundry room has been converted into a Walk in Pantry with coffee bar, sink with water filter, under cabinet microwave, wood counter tops, custom wall shelving that is adjustable, copper back splash, custom cabinets. All appliances have their own electrical breakers

Custom mini dry bar, with high end tile and custom cabinetry

LVP high end flooring through the entire home

Motion detection lightning built into the stairs

Custom office underneath the stairs, with cypress wood countertop from Louisiana. Built in lighting, ample office storage and built in file cabinets

Open shelving as well in the office

3 large storage drawers under the stairs. Custom handcrafted to hold all cleaning supplies, including built in electrical ports for charging tools or vacuums

Custom angled stairs with handmade railing

The loft was added and is used as a media room but could easily be converted into a large office or 5<sup>th</sup> bedroom

Open laundry concept in the upstairs hallway with custom cabinets. A folding and hanging station with storage and built in laundry basket. The floor has an oversized drain in case of a flood issue. The side panel can be removed to allow easy emergency shutoff to the washer or dryer

Three upstairs bedrooms with custom closets organizers, drawers and stone tops

Upstairs bathroom is a full bath with new tub and tile. New glass enclosures and high-end faucets and shower heads. Oversize mirror with built in medicine cabinet. Vent fan that is Bluetooth ready and offers custom lighting. Ornate tile and stonework and a high-end European toilet

Primary suite has all new lighting, wall accent behind headboard, walk in on suite bath.

The bath area has his and her walk-in closets. The cabinets are new with dual sinks.

The shower was enlarged and had a bench seat with a linear drain. All walls and tile work are new. The shower enclosure is a glass wall and is fully enclosed with a transom window. The shower has 6 spray heads all controllable on their own valves. They can all be on at the same time. The shower is also a "Steam Shower" with a control panel inside the shower. The steam unit is mounted in the attic above the shower. The unit has built in disbursement of aroma scents of your choosing. The water closet has custom cabinets offering additional storage. The toilet is also European high-end

The Primary suite also has a private balcony with ample space for lounging, sipping coffee, and viewing the openness of the back yard and pool area

There is attic access with drop downstairs. The attic has been lined with plywood flooring throughout offering an ample amount of extra storage. It also allows an easy access to the AC and shower components

The side yard wrought iron gates are custom made with ornate wrought iron design

Entire home was re plumbed with Pex water lines and copper stub outs