



# 610 NORTH ARDEN DRIVE

610NorthArden.com

SPANISH COLONIAL VILLA: Newly Restored & Updated in 2016, including NEW Guest Quarters & NEW Pool House

- 5 Bedrooms + 6-1/2 Baths with Approx. 6,173 total square feet (\*per the Architect)
- Lot size: Approx. 12,888 square feet
- MAIN HOME: 4 Bedroom/ 4-1/2 Bath with Approx. 4,714 square feet
- NEW GUEST QUARTERS & NEW POOL HOUSE: Approx. 1,038 square feet
- NEW, Detached 2-car GARAGE/ BONUS ROOM (conditioned square footage): Approx. 420 square feet

\* Square footage is approximate and should not be used as representation of the home's precise or actual size. Buyer to verify all property details, including square footage.

## FEATURES LIST

### ENTRY

- Restored, original entry door
- Restored, original porte-cochere door
- Baldwin oil rubbed bronze entry door hardware
- LED recessed lighting
- Restored, original terra cotta tiles

### KITCHEN

- Carrara counter tops
- Carrara backsplash decorative tile
- Viking stainless steel appliance package
- Viking wine cooler
- European style kitchen maple cabinets with oil rubbed bronze pulls & knobs
- PRO soft close hinges
- Expansive kitchen island for casual dining & entertaining
- Plenty of storage in island
- White farmhouse sink with Kohler Watersense faucet
- LED under cabinet lighting
- Garbage disposal
- Walk-in pantry
- Built-in breakfast banquette
- Bi-fold sliding glass doors

### GREAT ROOM

- New, grand precast fireplace with bronze /glass enclosure and gas log set

- Restored, original beams with espresso stain
- Dry bar with Carrara slab, arabesque antique mirror tiles & open glass shelving
- 5.1 surround sound system with speakers

### FAMILY ROOM

- 75" flat screen with flush install
- 5.1 surround sound system with speakers
- Tray ceiling

### POWDER ROOM

- Kohler brushed nickel Watersense bath fixtures
- Free-standing console
- Floor-to-ceiling arabesque, antique mirror tiles
- Kohler Watersense toilet

### STAIRCASE

- Restored, original terra cotta tiles, Malibu deco tiles and wrought iron stair enclosure
- Original Rosette window
- Oil rubbed bronze chandelier

### BONUS ROOM/GARAGE

- Two-car garage / access from alley
- Double French doors open to yard

- Epoxy floor
- Fully conditioned area

### MASTER BEDROOM

- Calacatta marble tile with precast surround fireplace
- 60" flat screen television
- 5.1 surround sound system with speakers
- Walk-in closet with maple, cognac stained built-ins
- Floor to ceiling built-in linen storage
- LED recessed lighting
- Oil rubbed bronze ceiling fixture and bedside sconces

### MASTER BATHROOM

- Calacatta slab vanity counter tops
- Kohler undermount sinks
- Kohler Georges V Brushed nickel bath fixtures & accessories
- Hydro Systems Freestanding Tribeca soaker tub
- Luxurious shower with Calacatta slab bench
- Vanity with Calacatta slab
- Calacatta tile floors with designer tile inlay
- Starlight glass shower enclosure
- Kohler Watersense toilet
- 5.1 surround sound system with speakers

## SECONDARY BEDROOMS

- Cove ceiling detailing
- Shelf & pole in closets
- LED recessed lighting
- Oil rubbed bronze ceiling fixtures
- Flat screen pre-wire

## SECONDARY BATHROOMS

- Carrara counter tops
- Kohler undermount sinks
- Luxurious shower with bench
- Kohler brushed nickel Watersense bath fixtures & accessories
- Starlight glass shower enclosures
- Kohler Watersense toilet

## LAUNDRY

- Whirlpool washer & dryer on pedestals
- Carrara counter top
- Plenty of cabinet storage
- Additional finished storage area for suitcases, etc.

## THROUGHTOUT RESIDENCE

- Crestron Home Automation System with remote access
- LED recessed lights on dimmers
- Stained-in-place white oak floors
- CAT-5e/ RG6 structured wiring
- Finished alarm system
- CCTV/ security camera system
- Restored windows and hardware
- New French doors, hinges & hardware
- New fire sprinklers & fire alarm
- New insulation
- New plumbing system
- New electrical system
- New central air & heating systems
- New copper rain gutters & downspouts
- Newly installed clay tile roof

## PRIVATE EXTERIOR SPACE

- Fully restored pool with new spa, Baja ledges, shooters & designer tiles
- Upper deck with full outdoor LYNX kitchen appliances & fixtures
- Herb garden
- Artificial grass yard
- Drip irrigation with moisture sensors
- Low voltage lighting
- Exterior oil rubbed bronze fixtures with amber lenses
- LED recessed lighting
- New site drainage & infiltration pit

- New anti-crack membrane over all stucco
- Elastomeric waterproofing paint
- New waterproofing

## ENERGY EFFICIENT & ENVIRONMENTALLY FRIENDLY FEATURES

- Energy Star appliances
- Water efficient toilets and plumbing fixtures
- Tankless water heater (Guest Quarters)
- (2) Electric Vehicle 240V universal charging outlets
- LED recessed lighting
- Drought-tolerant landscaping

## NEW DETACHED GUEST QUARTERS

- Independent HVAC system
- Installed speakers in Living Room
- LED recessed lighting
- Stained in place white oak floors
- Terra cotta stairs with decorative tile accents on the risers
- Kitchen with Carrara slab & Bosch appliances
- Carrara bath with large shower
- Kohler brushed nickel Watersense bath fixtures & accessories
- Kohler Watersense toilet
- Full size washer & dryer
- Tankless water heater

## NEW POOL HOUSE

- Independent HVAC system
- Cedar-lined sauna
- Steam shower
- Terra-cotta tiled floor
- Caesarstone counter tops with decorative tile backsplash in bar & bathroom
- Oil rubbed bronze fixtures
- Bar with sink and U-line beverage center
- Kohler brushed nickel Watersense plumbing fixtures & accessories
- Installed speakers in Gym
- Flat screen TV in gym
- Espresso-stained beams
- LED recessed lighting

## NEW OUTDOOR KITCHEN

- LYNX stainless appliance package (grill, warming drawer, beverage cooler, ice maker, etc.)

- Expansive Countertop with ample seating & serving area

## BROKERAGE:

### LAPPIN REALTY GROUP

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## DEVELOPER:

### AMERICAN COASTAL PROPERTIES

We bring a stylish new vision to homes. To create a homes interior, we start with great designs and the highest end finishes. Floor plans maximize qualities and attribute that today's lifestyles command. Our signature features include generating natural sunlight into the indoor living space and connecting the interior space with the outdoor space in an inviting, fluid way. Living in an American Coastal Properties home defines stylish living.

## DESIGNER/BUILDER:

### PACIFIC COVE DEVELOPMENT

Pacific Cove Development (PCD) constructs multifamily, single family homes and commercial properties throughout Southern California. PCD, a member of the Los Angeles/Ventura Building Industry Association (BIA) and the National Association of Home Builders (NAHB), delivers the highest level of craftsmanship, providing quality construction and attention to design on all projects. PCD takes pride in the relationships it has developed with design team members and enjoys collaboration with sharp thinkers in the industry. After project completion, it's especially satisfying to see owners enjoying their new, finished space built by PCD.

[PacificCoveDevelopment.com](http://PacificCoveDevelopment.com)