

# CITY WALK # 136 FEATURES AND RENNOVATIONS

## 301 W G Street # 136

The following bulleted items highlight some of the notable features of the renovation. It is by no means complete or exhaustive as the entire interior of the townhouse was gutted and demolished and rebuilt from scratch with literally next to nothing kept from the original build in order to take the unit from a dated style, track home quality (2004 build) to current, designer high end custom home quality with features not even found in most high end downtown units that are far more expensive. Entire unit design and color scheme was coordinated with Restoration Hardware's West Hollywood Design team. This was a 250K plus renovation involving permits, city approval and inspections, HOA approvals, and 6 months of the unit being uninhabitable with the owner involved in the renovation at significant part time job time demands each week. The most competitive contractor bids and pricing were obtained for the quality level demanded with the most heavily negotiated pricing on all items and products. Renovating a downtown unit is FAR more expensive and involved than non-downtown units or suburban houses. To duplicate this renovation and quality could easily cost 300-350K or more. Intense time and thought went into every feature and detail of the design and renovation of the unit.

- Unit interior completely removed and replaced. All walls and ceilings Level 5 Hand Plastered for high-end custom finish instead of track-home style orange peel walls.
- Top of the line, durable, stain resistant Sherwin Williams Emerald paint used throughout the unit. This is their finest and most expensive interior paint. Restoration hardware neutral designer colors were used and custom mixed. Restoration hardware wall color matched to crown moldings and baseboards.
- All outlets and light switches replaced. High end designer plates used without exposed screws. Dimmers installed throughout the unit.
- All lighting throughout unit upgraded to warm 2700k energy efficient LED.
- Restoration Hardware Lamps in Stairway area.
- Upgraded sprinkler heads and wired fire/carbon monoxide alarms.
- Storage area built out and encased at the top of the stairs, and designed to look like a window in order to utilize every inch of space in the unit for storage, or functional use.
- High end custom wood cabinets throughout unit with dovetailing and soft close. Under the kitchen stove a pull out storage system was installed for pots and pans.
- Highly durable Silestone and Quartz Countertops throughout unit.
- New light fixtures throughout.
- Pfister faucets throughout.
- \$1,300 nickel plated solid brass dog washing and laundry faucet with matching bathroom hardware in downstairs half bath.
- Very durable/scratch resistant kitchen and downstairs bathroom sinks.
- All windows tinted with 3M to resist heat and protect interior furnishings.

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- Custom neutral window coverings throughout unit (fabric top down bottom up Roman Shades).
- 3 high end Clearview disappearing screen doors installed for additional ventilation and airflow and open feeling to outside.
- Commercial grade artificial turf installed on Balcony (SNYLawn).
- Wiring for fountains added on balcony.
- Top of the line Parasound in-ceiling speakers with volume controls installed in kitchen, upstairs hallway/stair area, and both bathrooms
- Cat5 and Cat6 Ethernet Wiring throughout unit. 4K capable HDMI cables strategically placed in walls for the ultimate TV sound and vision experience in Family Room, Kitchen and Both Bedrooms. Unit designed by owner and industry network and AV professional for state-of-the-art WIFI, Networking, Internet, and Audio/Visual Sound and Surround Sound. Owner is available for a quick, free basic consultation to provide invaluable guidance and insight in these areas.
- State of the art Dolby Atmos in-ceiling and in-wall rear surround speakers installed in main family room area. Cabling for two subwoofers. Living Room Easily supports 75-80 inch Flat Screen TV with tower speakers left/right and large center channel. HDMI cable run to kitchen wall for second tv monitor able to play the same content as main TV.
- High end California Closets in both bedrooms. This is using their highest end and most expensive imported Italian closet line. California Closets shelving in downstairs pantry. (Over \$12,000 in cost.)
- High quality US built American Security Safe bolted to second bedroom closet floor to protect sensitive belongs from fire and theft. Custom delivered and installed by safe specialist.
- High end imported Italian plank tile on all floors throughout the unit with upgraded stain resistant grout. All flooring floated and with cork subfloor by an expert tile setter.
- ULTIMATE DOG/PET OWNERS UNIT SOLELY UNIQUE TO DOWNTOWN
  - Custom Dog/Animal Kennel tiled and built at unit street entrance with custom hammered finish locking/sliding gate. allows quick access to walking pet right out private entrance.
  - Dog proof, highly durable Italian tile throughout unit with upgraded stain resistant grout
  - Dog Washing Station/Laundry/Utility Sink in downstairs bathroom with full tile backsplash.
  - Custom locking hammered finish gate at top of stairs.

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- Brick accent walls in the dinning room and upstairs kitchenette. Hand laid and grouted with real “thin brick”.
- Antiqued mirrored Restoration Hardware style tile used for the Kitchen Backslash to add additional light reflectivity and spaciousness. Carefully hand laid tile by tile by and expert tile setter in a labor intensive process.
- Various HVAC system components serviced or renovated.
- Top of the line Miele Kitchen Appliances (#1 Appliance brand, quality, durability and reliability in the world built in Germany). Bosch Range Hood. Low heat Miele induction cooktop. Dual Miele Touchscreen Convection Ovens. (In addition, one Miele oven also is a Microwave. The other Miele oven is also a steam oven.)
- Top of the line Paneled Sub-Zero refrigerator with Air and Water Filters.
- Top of the line Paneled Miele dishwasher. (Paneling is lower maintenance than exposed stainless steel and contributes to continuity of cabinets.)
- New upgraded breaker panel and custom electric lines routed to kitchen to support the high-end appliances.
- Upstairs Kitchenette built with same high end custom wood cabinetry, materials, and design as the kitchen. Mini Sub-Zero refrigerator and Miele Microwave. Location with shared master bath wall would allow for water and sink installation in future with proper permitting, and if so desired. Kitchenette is immensely convenient, provides more refrigerated and non-refrigerated food and alcohol storage, and helps utilize every inch of space in the unit to the fullest extent.
- Upstairs showers completely rebuilt from scratch with high end design Linen finish tile and upgraded shower hardware. Thick, upgraded bathroom shower glass installed.
- \$2250 (\$750 x 3) in high end Toto toilets with upgraded finish flush handles.
- Expensive custom wood casing for stairway installed. Custom hammered finish stairway handrail installed.
- Interior wall modifications to open the floor plan include opening up of stairway and kitchen.
- Bull nosing on all wall corners and trim corners. Tall custom baseboards installed with crown molding throughout.
- Custom solid core arched doors installed throughout including all new hardware and hinges.
- New vents and doorbell installed.
- New touchscreen thermostat.
- Custom glass shelving installed in recessed areas of upstairs bathrooms.
- Restoration Hardware mirrors in all bathrooms.
- Upgraded to high security door lock tumblers/keys.