



**733 Appleby St**  
**Venice, CA 90291**



## **FINISH LIST & MATERIAL DETAILS**

### **Exterior:**

- 7 Security Cameras Hikvision 4mo IP Vandal Dome Camera 4mm Lens
- New Cool Roof Asphalt Shingles
- Trex Deck Weather Resistant Model # PRO Antique Leather
- FLASH® Seven Person Delux Hot Tub 7' x 7' x 36"

### **Bathrooms:**

- **All Bathrooms:** Miseno Cascade Two-Piece High-Efficiency Toilet with Elongated Chair Height Skirted Bowl
- **Master Bathroom:** Signature Hardware Cohen 24" Tile Insert Linear Shower Drain with Flange
- **Master Bathroom:** Brizo Odin 1.75 GPM Single Function Hand Shower Package & Brizo Essential 1.75 GPM Single Function Rain Shower Head
- **Master Bathroom:** Brizo Universal MultiChoice Mixing Rough-In Valve with Integrated Diverter for Shower Applications & Brizo Odin Thermostatic Valve Trim with Integrated Volume Control and 6 Function Diverter for Three Shower Applications
- **Master Bathroom & Powder Room:** Brizo Wall Mount Lavatory Teak Cross Handles Only & Brizo Bathroom Faucet ECO-Less Handle

- **Bathroom 1:** Moen Cia Tub and Shower Trim Package with 1.75 GPM Single Function Shower Head & Moen M-Core 4 Port Pressure Balanced 1/2" CC and IPS Tub and Shower Valve
- **Bathroom 1:** Kohler Elmbrook 60 in. x 30.25 in. Soaking Bathtub with Right-Hand Drain in White
- **Bathroom 1:** BTO 72" Wall Mounted Modern Bathroom Vanity Double Sink, White Oak & Moen Cia 1.2 GPM Single Hole Bathroom Faucet with Lift Rod Drain Assembly
- **ADU Bathroom:** Delta Nicoli Single Function Pressure Balanced Tub and Shower with Included Rough-In Valve
- **ADU Bathroom:** Kohler Elmbrook 60 in. x 30.25 in. Soaking Bathtub with Right-Hand Drain in White
- **ADU Bathroom:** 36" walnut vanity with sink + countertop & Delta Nicoli single-hole faucet

### **Hardware:**

- **Baseboards:** S3S Base, MDF Ultralight
- **Door Casings:** LL Flooring, 1 1/16" x 3-1/2" x 8' White Casing 412
- **Powder Room:** Matte Black Towel Hanger & Matte Black Toilet Paper Holder
- **Kitchen:** Modern Handle, Minimalist Cabinet Pull, Matte Black Drawer Handle Wardrobe Cabinet Door Handle, 6.3"/7.6" Double Hole Centers
- **Hallway Built-In:** Top Knobs Hartridge 1-1/8 Inch Mushroom Cabinet Knob

- **Linen Cabinet:** Low Profile Brushed Brass Cabinet Pulls, Double Hole Centers (6.3"/7.6") Zinc Alloy Handle for Drawer Cupboard Wardrobe
- **Master Bathroom:** Vintage Slim Mirror, Stainless Steel Framed, 48" x 22"
- **Bathroom 1:** Black Asawer Oval Metal Wall Mirror, 40" x 16"
- **ADU Bathroom:** Natural Rustic Skyeler Modern Wood Arched Accent Mirror, 36" x 24"
- **Master Bathroom, Bathroom 1 & ADU Bathroom:** Franklin Brass Voisin 4 Piece Bathroom Package with 24" Towel Bar, Robe Hook, Towel Ring, and Toilet Paper Holder
- **Bathroom 1:** 3D Slat Wood Wall Panels Acoustic Panels for Interior Wall Decor Natural Oak, Wood Slat for Wall, Soundproof, 42.5" x 17" Each
- **ADU Kitchen & Laundry Room:** Hozafia Kitchen Cabinet Pulls - Black Cabinet Handles - 5 Pack Long Cabinet Hardware for Drawers Dresser Furniture Pulls, 5.04" Hole Center, 7.87" length
- **Exterior:** Emtek 2837 Modern House Number

### **Flooring:**

- **Main House:** Sevilla - European Oak Modern Wood Flooring
- **ADU:** Eternal Dark Porcelain Tile, Luxury line

**Tile:**

- **Laundry Backsplash:** Ribbed Thyme Glossy Ceramic Tile, 2x8
- **Powder Room:** Makoto Matte Ceramic Wall Tile in Tatami Beige, 2.5x10
- **Kitchen:** Montauk Sand Dune 4x4 Beige Ceramic Wall Tile with Mixed Finish, 4x4
- **Butler's Pantry:** Sound Tempo Black Resin Mosaic Tile
- **Hallway:** Vilna Argenta Gray Antique Mirror Subway Wall Tile, 6x18
- **Bathroom 1:** Reside Beige floor tile, 12x24 & Truewood Cream Wood Plank Porcelain Tile, 9x47
- **Master Bathroom:** Kenridge Ribbon Maple Matte Porcelain Wood Look Tile, 24x48
- **Master Bathroom:** Nature Round Sumatra Blend Pebble Honed Mosaic Tile
- **Master Bathroom:** DreamStone Dolomite Snow Polished Porcelain Tile, 24x48
- **ADU Kitchen:** Eternal Dark Porcelain Tile, 32x64 & B2W Line Positive Matte Porcelain Tile, 8x8
- **ADU Bathroom:** Eternal Dark Porcelain Tile, 32x64 & Reside Beige floor tile, 12x24
- **Countertops for Kitchen & Master Bath:** Magnifica Encore Polished Porcelain Slab in Calacatta Oro, 60x126-12mm
- **Countertop ADU:** Quartz Tile, 126x63

### **Main House Built-in Appliances:**

- Forno 36 in. W x 29.86 in. D 20 cu. ft. Side by Side Refrigerator in Stainless Steel with Ice Maker Model # FFRBI1844-36SB
- Forno 30" Built-In Double Wall Oven – FBOEL1365-30
- Forno 25.2 in. Width 1.2 cu. ft. Stainless Steel and Black 1500-watt Built-in Microwave Drawer MWDR3000-24
- Forno Alta Qualitas 30" Stainless Steel Pro-Style Gas Rangetop Model #: FCTGS5751-30
- Forno 24 in. in Stainless Steel Pro-Style Built-In Smart Dishwasher Cabinet Front Panel Model #: FDWBI8067-24S
- Elica 205 - 600 CFM 30 Inch Wide Downdraft Range Hood from the Rise Collection Downdraft Ventilation System with Internal Options, Infinitely Adjustable Control, Heat Sentry, Dishwasher-Safe Filters and Optional Remote Control: 30 Inch/Internal Blower
- Model #FRWW4543AS, Frigidaire, 45 Bottle Two Zone Wine Cooler, Black

### **ADU Built-in Appliances:**

- Frigidaire 24 Inch Wide 11.6 Cu. Ft. Energy Star Rated Top Mount Refrigerator FFET1022UV
- Frigidaire Model # FFGF3054TS 30 Inch Freestanding Gas Range with 5 Sealed Burners, 5 Cu. Ft. Capacity Oven, Store-More™ Storage Drawer, Continuous Grates, One-Touch Self-Clean, Quick Boil, Low Simmer Burner, Auto Shut-Off, and CSA Certified: Stainless Steel

- Frigidaire Model # FMOS1846BS 30 Inch Wide 1.8 Cu. Ft. 1000 Watt Over the Range Microwave LED Lighting
- Frigidaire 18 Inch Full Console Built-In Dishwasher with 8 Place Settings, 6 Cycles, 52 dBA Sound Level, Dual Spray Arm, Heated Dry, Self-Cleaning Filter, Detergent Dispenser, NSF Certified Rinse, ADA Compliant and Energy Star® Stainless Steel

**Paint:**

- **Exterior Entry Front Door:** Stained Wood, Minwax Ebony
- **Walls:** Stucco, La Habra Clay
- **Doors, Trims & Baseboard:** Paint, Dunn Edwards White
- **Common Area, Kitchen Walls:** Paint, Dunn Edwards Antique Paper
- **Laundry Walls:** Paint, Dunn Edwards Antique Paper
- **Bedrooms Walls:** Paint, Dunn Edwards Antique Paper
- **General Ceiling:** Paint, Dunn Edwards Antique Paper
- **Bathroom Walls:** Paint, Dunn Edwards Antique Paper
- **Bathroom Ceiling:** Paint, Dunn Edwards White
- **Master Bath:** Paint, Benjamin Moore Carolina Gull



### **Sliders & Windows:**

- **Dining Room, Bedrooms, Bathrooms, Living Room, ADU** Milgard Trinsic, PW, Frame Nail-on 1 inch, Black, 78 W x 70 H, Low-E 366 glass, Argon Tempered Screen
- **Master Slider** Milgard Trinsic SGD\_OX-O, Nail-on 1 Inch NF Color: Black/Black Size 108 W x 82 H Glass Low-E 366 Argon Tempered Screen
- **Living Room Accordion Bifold Door:** WinDor 3750 Folding Door - Bi-Fold 3Left 1 Right, Nail-on 1 inch NF. Color Black Coil Vinyl Size 143W X84 H Glass Low-E 366 Tempered Screen

### **HVAC System:**

- **Main House:** AC PRO 4 Ton 14 Seer 1.7 EER, 48,000 BTU
- **ADU:** A-Series Heat Pump Condenser 1.5 Ton 14 SEER 12.2 EER 8.2 HSPF 208/230V Single Stage Single Phase

### **Plumbing:**

- **Laundry & ADU:** Vigo Parsons 1.8 GPM Single Hole Pull Down Kitchen Faucet
- **Laundry:** Durastone 25" L x 22" W Drop-in Laundry Sink
- **Powder Room & Master Bath:** Brizo Bathroom Faucet & Brizo Wall Mount Lavatory Teak Cross Handles
- **Powder Room & Master Bath:** Brizo Wall Mount Lavatory Teak Cross Handles Only & Brizo Wall Mounted Lavatory Rough-In Valve

- **Main House Kitchen:** Durastone 25" L x 22" W Drop-in Laundry Sink & Brizo Litze Single Handle Arc Spout Pull Down Kitchen Faucet with Knurled Handle - Limited Lifetime Warranty
- **Main House & ADU Kitchen:** InSinkErator Badger 3/4 HP Garbage Disposal
- **ADU Kitchen:** Kohler Cairn 27-1/2" Undermount Single Basin Composite Kitchen Sink

### Lighting:

- **Entry/Mudroom:** Wire Wheel Semi-Flush Ceiling Light
- **Dining Room:** Capital Lighting Bianca 6 Light 25" Wide Drum Chandelier
- **Powder Room:** Luckyday Modern 1-Light Brass Hanging Globe Pendant with Opal Glass Shade
- **Kitchen Island Pendant:** Craftmade Orion 6 Light 42" Wide Linear Chandelier
- **Bathroom 1:** Mitzi Dona 2 Light 24" Tall LED Bathroom Sconce
- **Master Bathroom:** Modern Pendant Lighting Striped Glass Pendant Light Shade (7.87", Amber)
- **ADU Kitchen:** 7-light Metal Gold Linear Bubble Chandelier Glass Ball Pendant Light Ceiling Kit
- **ADU Bathroom:** Light Society Zeno Globe 2-Light Wall Sconce

- **Exterior:** Glorious-Lite Solar Security Lights 2400 LED Motion Sensor Light Outdoor, Rechargeable 1600 Solar Flood Light, 5500-6000K, Waterproofed for Garage, Yard, Porch, Entryways
- **Exterior:** Quoizel Chasm 21" Tall LED Outdoor Wall Sconce

### **Highlights:**

- Main House 600 Sq Ft addition, down to the studs, fully renovated and converted existing garage to ADU;
  - New electrical, 200 amp panel, new Romex wiring, new recessed lights, new lighting fixtures, Lutron smart switches, 220V EV charger
  - New plumbing, new PEX hot and cold water lines, new galvanized gas line, new ABS drain system, new water-conserving plumbing fixtures, new tankless water heaters
- Highly insulated home with fiberglass insulation & soundproofed
- Fully permitted
- Ample Storage and kitchen cabinetry
- Laundry room with utility sink and ample storage
- Oversized Bedrooms
- Fully loaded smart home
- Lovely neighborhood community
- Pet Friendly
- 10/10 walkable location in the heart of Venice's finest Restaurants, Shops & Entertainment



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