

**16517 Hartsook St,
Encino CA 91436**



**FINISH LIST &
MATERIAL DETAILS**

Exterior:

- **Roof:** Cement tile, extra-durable, reinforced with jet black finish.
- **Entry Steps:** New tile steps upon entry. Contemporary Charcoal Porcelain tile by Addessi.
- **Windows:** All new double-pane black vinyl exterior with white interior, low-e.
- **Gas Grill:** Built-in gas line adjacent to pool in backyard.

Interior:

- **Flooring:**
 - AJ Trading waterproof scratch-resistant acoustical padding, Athens collection.
 - Luxury line ceramic & porcelain tiles.
 - Master shower and guest bathroom: 24x48 porcelain tiles.
 - Powder bath: 12x24 Addessi Contemporary Mosaic white Carrera tile floor.
- **Cabinetry:**
 - Custom cabinetry installed onsite.
 - All new interior doors, two-panel shaker style with all-new black knobs.
Cosmo Sand Frameless - European Box.
 - ¾" Plywood with white paint finish and white edgeband
 - Shelves: ¾" plywood white paint finish and white edgeband, comes with adjustable shelf pegs.
 - Drawer box: ⅝" plywood with white paint finish.
 - Modern gold crescent hardware on lower cabinets. Matte black hardware on upper cabinets.

- **HVAC:** Brand new Honeywell thermostat. 4x36 inch linear AC registers added to living room and dining room. Ducting replaced.
- **Lighting:** Recessed lighting added throughout. LED lighting adjustable color set to 3K warm.
- **Fireplaces:** 3 total. Living room & Master: Matte black crushed glass gas fireplace. Dining room: rare original wood-burning.
- **Carbon Monoxide Detectors:** All new installation, Honeywell.

Appliances:

- **Microwave:** Built-in, Farberware.
- **Dishwasher:** Built-in, GE.
- **Refrigerator:** Built-in, Frigidare.
- **Wine Cooler:** 15 inch 30 bottle dual zone with built in light by NIPUS.
- **Oven & Range:** Gourmet Chef 48 inch double oven range by Forno designed in Europe.

Electrical:

- **Recessed Lighting:** All new 4-inch LED canned lighting.
- Backlit LED mirror in Master Bathroom.
- Low voltage package in niche and under cabinets in kitchen.
- Upgraded electrical panel.

Plumbing:

- **Sinks & Faucets:**
 - All new Matte black scratch & rust resistant.

- Kitchen faucet: Commercial grade pull-down matte black by Forious with matte black pot filler over stove.
- **Shower Head:** Luxury Series Rain shower by Shoyela with Gold finish.
- **Master Shower Fixtures:** 10-inch rain head with 6-inch showerhead by Shoyela & handheld wand on wall. All matte black finish. Secondary bathroom fixtures by Shoyela, 6-inch rain heads and handheld wands.
- Underground plumbing upgraded to copper.

Landscaping:

- 65-foot newly installed rear vinyl fence, 8-foot tall.
- New Turf installed.
- New sprinkler & drip irrigation system.
- Landscape up-lighting in front exterior of home & backyard.
- Mature fruit trees on property.

Pool:

- Resurfaced entire pool - Nelsonite epoxy white finish.
- 23-foot long, 15-foot wide & 8-foot deep.
- New Pool light upgrade.

Garage:

- Finished with brand new salt & pepper epoxy floor.

Team@AhdootRealty.com | 310-231-5208

