



## Common Features

- Solar panels powering all units and common areas
- Underground internet and power
- Added insulation throughout
- Restored original lightwell offering natural removal of heat from all units and added light through core of building
- Kumquat, Olive, lemon and tangerine trees
- Period reproduction iron balconies and gates
- Terra Cotta tile on front and back stairs
- Two enormous healthy historic pruned sycamore trees in parkway
- Gated driveway for added security
- All copper plumbing and updated electrical systems
- Earthquake bolting of entire building to foundation
- 2018 roof on building and garages with silver painting to reflect heat
- Tankless hot water heaters for all units on the outside of building.
- Common “housekeeper” laundry under stairs
- Elegant front steps and entry gate
- Regular pest control
- Permit resident street parking
- HOA includes earthquake, fire & liability insurance, water, gardener & maintenance

## Unit 126 – Lower, north facing

- Central HVAC (new furnace in basement, AC condenser on the roof)
- Large steel and marble kitchen island
- Viking 6 burner gas range
- Stainless KitchenAid Dishwasher
- 2 full baths with one fully restored 1920's bathtub with modern glass enclosure
- Second bath with extra large standing shower with glass enclosure.
- Operable windows added in both baths
- Restored wood windows with soundproofed double panes in bedrooms
- Oak floors restored throughout
- Restored Batchelder tile with mahogany mantle restored on faux fireplace
- Original mahogany trim refinished on doors, windows and trim
- Original mahogany picture molding with gallery rods refinished in living and dining
- Period reproduction mother of pearl push button light switches and dimmers
- Closets built out for maximum storage
- Period appropriate mahogany counter tops, new wood and painted kitchen cabinets
- Under cabinet lighting
- KitchenAid built in refrigerator and freezer drawers
- Stainless Miele Washer/Dryer in Unit
- Historic restored tile in both baths
- Designer lighting throughout, recessed LED's in kitchen and bath
- Original wood interior doors refinished
- French doors with steps to garden added to master
- Matching mahogany front and back doors with beveled glass
- Gated neighbor driveway for added security
- Designer custom window shades
- High end period appropriate brass locks, door hardware, switch plates and outlet plates throughout
- Hidden floor electrical outlets for table/floor lamping in living room
- Dry-walled garage with storage, lighting and power - doubles as an extra office, den and/or garden cabana