



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 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 130B – Upper, south facing

- Silent gravity heater
- Whole house fan
- New 36" stainless steel gas range
- New stainless steel refrigerator
- Asko energy efficient dishwasher
- Original mahogany trim refinished on doors, windows and trim
- Remodeled bathrooms with period tile
- Operable windows added in both baths
- Restored wood windows with soundproofed double panes (except original living room)
- Dry-walled garage with storage, lighting and power - doubles as an office/den/garden cabana
- Custom oak kitchen cabinets
- Custom oak built in bookshelves
- Under cabinet lighting
- Custom oak bathroom cabinets
- Original wood interior doors refinished
- French doors with views to garden added to master
- Custom window awnings
- Oak floors restored throughout
- Working fireplace with restored Mission tile with mahogany mantle

Floor Plan

