

3825 19th Street

List of Improvements

New front façade renovation (2016)

- Sliding glass wall opens between main living area and front lanai for indoor/outdoor living
- Wrap-around lanai with floating glass railings
- Zen-inspired entry garden
- Comelit internet connected video entry system
- Keypad entry for front gate and entry door
- Two-car side-by-side garage with internet connected automatic garage door
- Addition of a storage loft above garage area
- Front sidewalk gardens and container landscaping

Master bedroom addition (2014)

- All new, expansive master bedroom suite with large glass wall that opens to private patio/garden
- Remote controlled electric roller blinds
- Built-in display shelving areas
- Large spa bathroom divided with seamless glass wall between a wet area and dry area / three showers including a rain shower / Optik Maax whirlpool tub / double sink / separate toilet closet / inset shelving areas
- Extensive tile work with Island Stone stack stone wall running seamlessly through bedroom and bathroom
- Large walk-in closet with area for wine storage

Side yard and patio addition (2014)

- Slate tile patio
- Outdoor gas fireplace
- Sliding glass wall open to master bedroom for indoor/outdoor living
- Landscaped side yard
- Watering system

Down-to-the-studs renovation of main-level living areas (2012)

- Open floor plan in main living area with expansive floor-to-ceiling glass walls that slide open for indoor/outdoor living
- All new kitchen: custom modern rosewood cabinets / Silo quartz countertop / stone backsplash / professional grade range / new oak floor

Down-to-the-studs renovation of main-level living areas (2012) continued

- Large pantry closet with Elfa shelving system
- Two fully renovated main-level bathrooms / Guest suite spa bathroom with double sink, steam area, rain shower, and skylight
- Wood burning fireplace
- All new custom, solid-wood interior doors most with glass or mirror panels
- Addition of an internal stairway foyer between first level and main living (2nd) level with glass railings
- Recessed lighting
- Three skylights

New and upgraded systems (2012)

- Entirely new plumbing with copper piping and insulated hot water pipes
- On-demand water heating system
- New electrical for main living areas and bathrooms
- New furnace and all new heat ducts
- New laundry room with Hi-end Whirlpool washer/dryer – Hybrid condensing drying system for high efficiency without the need for dryer venting

Full Backyard, patio, and deck renovation (2010)

- Expanded patio/living area
- All new concrete
- Some new retaining walls
- Entirely new redwood deck and stairs to lower level
- New electrical, plumbing, and drainage covering the entire backyard area
- Setup for potential addition of outdoor kitchen

Replaced back façade of house (2010)

- New/expanded windows and glass doors
- Glass french doors open to patio from guest suite for indoor/outdoor living
- All new stucco
- Shear-wall seismic upgrade



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