

FEATURES

3461 Grand View Blvd. LA CA 90066

www.grandviewblvd.com

ELECTRICAL:

(located on North side of the house)

22kw Solar Electrical System (installed late 2016)

60 x high output LG panels, smartphone monitoring.

System can produce more electricity than is being used depending on weather and extent of consumption. When this happens the power is sold back to the city in the form of credits to your power bill.

Commercial-grade 400 amp panel in weatherproof Electrical Room

Installed with Solar power system in 2016

Generac 22kw automatic whole-home power generator.

Power goes out, it automatically kicks on in seconds, *supplying power for the entire home*, plus Master Bedroom Air conditioning for as long as you need. Runs off the home's Gas, or by Propane if the Gas was off for some reason.

Smartphone monitoring.

This system auto-tests every Monday at around 10am, exercises the motor and emails you each time.

KITCHEN:

WOLF 6-burner gas range with convection

Viking Refrigerator/Freezer with external Water/Ice dispenser.

Miele Dishwasher

iSpring RCC7 Drinking Water Filtration System located under Sink, it is a 5-Stage Reverse Osmosis system. filters changed 2/2021, includes spare new/sealed filters.

Center Island seats 2 & has storage and power outlet

MASTER BEDROOM

528 sf, excluding walk-in closets

Wired for 5.1 stereo with in-wall speakers and Mounted above Bed (included)
massive wood beams.

Dual, quiet ceiling fans

His and hers walk-in closets- 9' x 7' and 9' x 5.5'

French doors open to a balcony with ocean view and a view of over 11,000 sf of lawn and landscaping on adjacent property.

includes 2 in-wall safes

MASTER BATHROOM

Steam shower

Jacuzzi bathtub

Dual vanities

LAUNDRY ROOM

included

2 x stacked **Samsung Washer** mdl WF45R6300AW, *new 10/2019*

2 x stacked **Samsung Gas Dryers**, mdl DVG45R6300W, *new 10/2019*

GARAGE

oversize 2 car garage with work area with bench.

included:

Overhead storage racks

multiple storage Cabinets

key-operated **220 volt Car Lift** with drive on ramps.

Work bench

MEDIA ROOM (downstairs Family Room)

Includes:

***84" LG 4K LED smart TV** included, wall-mounted.

Room is pre-wired for 5.1 Surround sound (speakers not included)

Negotiable:

couch and some furniture

GYM/REC ROOM

(over Garage)

575sf room with commercial-grade rubber flooring, East and West facing full-wall windows, full mirrors along the other 2 walls. Room is prewired for 5.1 Surround Sound, and with additional Hdmi video cable to back wall for additional Monitor (included).

Included:

*Built-in custom **storage cabinet** with A/V shelves.

***SLS wall-mounted speakers**: 5 total, Front Left & Right, Front Center Channel, and Rear Left & Right.

*Powered **subwoofer**

***65" LG UltraHD 4k Smart TV** (mounted high on the wall)

Hoist 4400 4-station Multi-Gym (value over \$9000 with tax, delivery, and setup)

Hoist Abductor/Adductor machine.

2 x **Precor Treadmills**: 1 x **Precor 932i** (\$5195 value) and 1 x **Precor C966i** (\$5000 value) commercial-grade machines.

1 x **Vizio 55" 1080p Smart TV** with floor stand (\$500 value)

Negotiable:

2 x **LifeFitness C3** Upright Exercise Bikes with Track Connect Bike / Cross-Trainer Consoles, \$4500 value

2 x **Precor Elliptical machines**: both are commercial-grade mdl **EFX 835** with P30 Consoles, \$14,520 value

SECURITY

ADT Burglar & Fire alarms

monthly fees apply

2 x @ 7' tall electric gates to enter or exit the property

Both gate motors and chains were installed in 2019.

Callbox can open the IN gate with access code or remotely via Smart app.

included: many (car and pocket) remotes to operate IN gate, OUT gate, and Garage door.

BFi Video Driveway callbox

Keypad entry and Smartphone accessible, see who just drove up, talk to them, buzz them in...from anywhere in the world.

Included:

2 x wireless Android Monitors to see, talk to, and buzz them in (place anywhere in the house)

15 total 4K Ultra Hi-Def "Smart Deterrent" Security Cameras

Included:

15 x Lorex 4K hi-resolution cameras. *Installed 4/2020.* Record both audio and video 24/7, each camera has motion sensor activated security light, POi (video, power, & audio through CAT5 cable), color & night vision. Picture so sharp and clear it clearly records license plate numbers of cars passing by the property at the street. Smart App accessible from anywhere in the world...watch, talk to, listen in to, sound alarm from every camera!

***16 channel Lorex Network Video Recorder:** with 2 x 3GB harddrives for over a month of Hi-definition video recording storage (located in upstairs Bedroom #2)

***27" monitor screen** (on NVR, located in upstairs Bedroom #2)

*** HD video distribution 8 channel splitter:** sends hi-def hdmi signal via Coax cable to many locations throughout the property. (on DVR, located in upstairs Bedroom #2)

***Small Monitor screen** in upstairs Bedroom #1

***Small Monitor screen** in Kitchen

*Small **Monitor screen** in Guest House.

Smartphone App allows watching, listening, talking, turning on spotlight, and downloading footage as well as engaging a loud alarm sound through the cameras *from anywhere in the world*.

Watch Security Cameras on TVs throughout the house: The Master Bedroom, Media Room, Guest House, Kitchen, Outdoor Kitchen TV, and Upstairs Bedroom #1 all are pre-wired so that you can watch the cameras on either a dedicated monitor or through a TV!

OUTDOOR KITCHEN

total cost was \$250,000, has a Water heater separate from Home's, located by Toughshed Dual sinks, one with Garbage disposal, Bar sink has Drinking water spout with Bodyglove in-line Filter (filter changed 2/2021)

Includes the following:

all outdoor furniture

Pool cleaning tools

Wood Burning **Italian Pizza oven**, custom made on-site

custom-made \$12,000 Swiss-made **electric Retractable awning** (with 2 remotes)

Stained concrete countertops.

3 x overhead 220volt **electric heaters** above 4 seat Bar

Custom made **Stainless Steel Cabinets** with Pizza tools and a Slide out SS shelf (included)

Breville Espresso machine and **Coffee grinder**

Espresso tools, 4 x espresso cups & saucers

Appliances Included:

Viking 4 burner gas Range

Viking BBQ with rotisserie & warming drawer

Uline 24" outdoor refrigerator

Viking 2 drawer over-under refrigerator

Uline 24" Ice machine

Kitchenaid dishwasher

All outdoor furniture, Vases, plants, etc.

Pizza Paddles, pans, boxes, tools, cutters

Marble Pizza cutting board

47" 1080p Vizio Flatscreen (located in Weatherproof hutch above sink)

Outdoor Weatherproof Speakers 2 in Outdoor Kitchen, 2 in Cabana, 2 x large faux-rock speakers. All speaker wires terminate in SS A/V cabinet in Outdoor kitchen.

6 x portable propane gas restaurant style heaters

POOL

durable Hydrazzo finish

Large Jacuzzi

Baja step with hole for umbrella

Thermal Solar (panels on Cabana) & Sta-Rite SR400LP Max-E-Therm 400,000 BTU Gas Heater for pool/jacuzzi.

Gas Firepit (key located in Outdoor Kitchen drawer)

Notes: Pool, Jacuzzi, and their lights are Smartphone operable, there are also control panels located on the Media and Master Bedroom walls.

TuffShed in backyard is included

ATTACHED STUDIO/WORKSPACE

@ 900 sq ft

2 x Sound-treated rooms

1 x storage room

Included: a \$10,000 Equitech "Balanced Power" 200 amp Electrical Panel, used in professional Theatres and Recording Studios.

This wing of the house has its own quiet running/low flow Air conditioning system.

Has a separate ADT Burglar alarm from house

additional monthly fees apply