

**2408 Paloma Street  
Pasadena, CA 91104**

**Home Remodel and Upgrades 2001 – 2007:**

**Plumbing / Sewer / Drainage**

1. Complete re-pipe with top-grade copper
2. Soft water system
3. Reverse osmosis system
4. Replacement of sewer line to the street
5. Installed receptacle and sump pump in driveway – attached to roof gutters
6. Installed French drain in front of Garage / Pool House

**Roof / Gutters / Foundation**

1. New roof on house and garage / pool house
2. 50-year “Presidential” (TL grade)
3. Full gutter system
4. Foundation bolted

**Electrical**

1. Complete electrical re-wire – grounded
2. New circuits at breaker
3. Decora plugs and switch plates
4. Can lighting throughout house

**Speakers & Wiring**

1. Family room wired with built-in speakers for full surround – professionally installed
2. Separate speakers (with individual volume controls) in Kitchen and Living Room

**Exterior upgrades & detail**

1. English-style brick walkway with Celtic symbol
2. English iron gate
3. English-style garden and landscaping
4. Welsh wood trim on front of house and poolside of garage / pool house
5. Large front porch with space for seating area and entertaining
6. Antique tin ceiling with copper finish on front porch and pool house changing room
7. Front porch includes Casablanca fan and Bouquet Canyon stone floor
8. Canvas awnings
9. Outdoor decorative shutters
10. Window Box
11. Pool house with changing room
12. 2 fenced dog runs
13. Front & back sprinkler system with central control and timer
14. Landscaping lighting
15. Custom window screens and screen doors
16. Designer exterior light fixtures

**Pool & Spa**

1. New custom pool and spa with cascading water feature
2. Bouquet Canyon stonework / coping
  - a. Stonework accents also used in select areas around driveway, front porch, outside patio and changing room
3. Pump, filter and heating system
4. Separate pumps for pool and spa

**Fireplace / Chimney**

1. Therma-Crete lining
2. New brick firebox and gas line
3. Copper spark arrestor
4. Wood burning fireplace with designer gas log insert

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**Interior details:**

**Entry**

1. Leaded glass window to porch and on front door
2. Mirrored entry ceiling
3. Vintage camellia wallpaper and wood floors

**Living Room**

1. 2 leaded glass windows
2. French doors to private side patio
3. Beamed ceiling
4. Wood burning fireplace with designer gas log insert
5. Low-voltage lighting in ceiling
6. Built-in speakers with separate volume control
7. Antique wall sconces
8. Custom antique drapery rods
9. Peg-and-groove hardwood flooring
10. Window tinting

**Dining Room**

1. French doors to private side patio
2. Coved ceiling
3. Custom antique drapery rods
4. Peg-and-groove hardwood flooring
5. Window tinting
6. Custom antique drapery rods

**Kitchen**

1. Leaded glass windows over kitchen sink
2. Bead-board ceiling with crown molding
3. Recessed lighting
4. Built-in speakers with separate volume control
5. Designer faucet
6. Sub-zero refrigerator/freezer with ice maker
7. Trash compactor
8. Freestanding Professional Five Star / Viking range with grill & griddle inserts, convection oven and matching hood with splash and shelf

**Breakfast Room**

1. 2 pairs of French-style windows with shutters
2. Window tinting
3. Coved ceiling w/lime-wash paint
4. 2 antique corner cabinets

**Laundry Room**

1. Embossed English paper ceiling
2. Bead-board walls with custom shelving
3. Under-counter washer & dryer
4. Caesarstone countertop
5. Designer sink and faucet
6. French window with shutter and window tinting
7. Black & white hex tile vintage-style floor

**Interior Doors**

1. All door and window hardware refinished
2. All interior doors replaced or refinished

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**Interior details continued:**

**2<sup>nd</sup> Bath**

1. Crown molding
2. French window with shutter
3. New plumbing fixtures (including sink and toilet)
4. Exhaust fan / heater
5. Over-sized stall shower
6. Black & white hex tile vintage-style floor

**Family Room**

1. Recessed lighting
2. 2 vintage wall sconces
3. 4 French windows with shutters and window tinting
4. Floor-to-ceiling custom bookcase
5. Built-in surround speakers and wiring
6. 2 over-sized closets
  - a. First closet with built-in shelving and storage, window (with tinting) and bead-board ceiling with light
  - b. Second closet with custom desk, credenza and storage cabinets, electrical/phone wiring and bead-board ceiling with light
7. Door to attic stairway
8. Hardwood flooring
9. Custom drapery rods

**Hallway**

1. Over-sized hall (width)
2. Recessed lighting
3. Crown molding and chair rail
4. Hardwood flooring
5. Linen closet
6. Arched pass-through to dining room with built-in cabinet and mirror
7. Door to basement stairway

**1<sup>st</sup> Bath**

1. Bead-board ceiling
2. Recessed lighting
3. Ceiling fan / heater
4. Built in vanity with Caesarstone countertop
5. New plumbing fixtures (including sink, designer fixtures & toilet)
6. French windows with shutters

**Hall Bedroom**

1. Over-sized closet with bead-board ceiling and light
2. Recessed lighting
3. Hardwood flooring
4. Custom drapery rods

**Front Bedroom**

1. Over-sized closet with built-in shelving and storage, window (with tinting) and bead-board ceiling with light
2. Crown molding
3. French window with shutters
4. 2 leaded-glass windows
5. Hardwood flooring
6. Custom drapery rod