

# QUALITY THROUGHOUT



709 HAVANA

\$669,000

**Alamitos Heights** - The sellers spared no expense within recent years doing top end upgrades to this home (complete list on back )!

Details are: 2 bedrooms, Den, 2 baths, over 1460 sqft on a 6400 sqft lot per tax assessor records, 2 fireplaces, built-in pool/spa, Trex deck, and 2 car detached garage with alley access.

The kitchen features **TOP OF THE LINE** name brands appliances, fixtures, custom cabinetwork, new hardwood floors, granite counters, skylight, built-in fridge, Laundry room and storage off kitchen and highly upgraded 3/4 bath and access to deck off back yard.

Formal living room and dining room have gas fireplace, hardwood floors, built-in 56 bottle VIKING wine rack, crown moulding, up lighting, down lighting, speakers for surround sound. Both bedrooms are large and Den has a fireplace with french doors to Trex Deck (could be 3rd bed/office). This is an **ENTERTAINERS** dream home. **SEE BACK FOR COMPLETE LIST OF UPGRADES!**

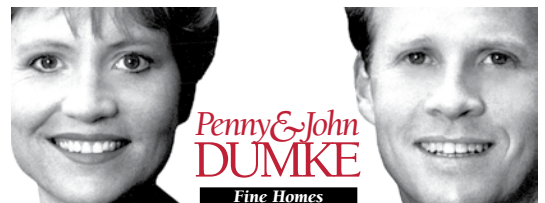
Over \$25 Million in Personal Sales in 2008 & 2009

Over \$240 Million in Career Sales

Over 40 Years Experience

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## **Completely re-designed and re-landscaped including:**

- New masonry, New lighting, and New sprinkler system
- All new plantings
- Official USPS secured mailbox
- New solid wood front door with glass and iron window

## **Living and Dining Space (within the last two years):**

- Inviting gas fireplace
- Recessed lighting, including interior down-lighting in bookcases above newly installed upper glass shelving
- Flush-mount, wired speakers for use with central sound system
- Newly painted
- Built-in 56-bottle Viking wine storage unit with granite top serving area

## **Gourmet Kitchen, Laundry and 3/4 Bath:**

- Complete remodel with demolition to the studs
- New oak hardwood and tile flooring, including baseboards and crown molding
- Top of the line Decora custom cabinetry with corner cabinet units both up and down, pantry storage with pull-out shelving, pull-out spice cabinet, quiet close drawers
- Granite countertops
- Franke Oversized Sink by Volleroy and Boch fired clay scratch and stain resistant with Hansgrohe brushed nickel faucet framed by new bay window
- Under-cabinet (dual filter) water filtration system
- Dacor oven unit including convection microwave, oven, and warmer drawer
- Thermador counter depth refrigerator/freezer (matching cabinet paneling)
- Viking dishwasher (matching cabinet paneling)
- Recessed ceiling lighting, under-cabinet lighting
- Coved ceiling beautifully bordered with molding houses sky light and hidden lighting
- Flush-mount, wired speakers for use with central sound system
- Additional storage in laundry area
- Dutch door to outdoor deck
- Kohler bathroom: toilet, sink and base unit, dual shower head
- Beautiful limestone and ceramic tile work in shower and framing sink/toilet area
- Heavy-duty glass shower door & Custom medicine cabinet

## **Family room:**

- Inviting fireplace with recessed lighting above
- Flush-mount, wired speakers for use with central sound system
- Casablanca ceiling fan with light
- Patio doors leading to beautiful deck overlooking the private back yard

## **Two bedrooms:**

- Each has a spacious closet with floor to ceiling heavy duty mirrored doors
- Rear bedroom has patio doors leading to backyard deck

## **Main Bathroom:**

- Conveniently located between the two bedrooms
- Countertop with two sinks, each with mirrored medicine cabinet above
- Large center mirror, Recessed lighting & Full bath tub and shower

## **Backyard:**

- Completely remodeled and landscaped backyard
- Reconstructed Trex deck along entire back of the home with two stair-ways down to lower patio
- Raised brick planting areas around yard perimeter with sprinkler system and lighting
- Unique Spa Pool
- Comforting fountain

## **Central Air Conditioning and Heating Throughout!**

## **Garage:**

- Built-in cabinetry and shelving for plenty of storage
- Additional storage in upper attic area, complete with pull-down ladder
- Automatic garage door, 2 remotes

## **Windows:**

- All Dual pane
- Low maintenance