

# Casanova 8 NW of Ocean, Carmel-by-the-Sea

3 BEDS, 3.5 BATHS ■ 2,020 SQ. FT.

Architecture by Thomas Hood, AIA ■ Interior Design by Vance Killen ■ Construction by Wayfinder Development Inc.



## EXTERIOR

- Sanding Seam Metal Roofing: Coastal-grade aluminum
  - Matching gutters
- Custom, large skylights
- Clear Cedar siding, with rain screen
- Copper flashings
- Kolbe Heritage Windows and Doors
- Trustile Entry Door and Garage Man Door, with Inox hardware
- Ipe Decking
- Cable Rail guardrails
- Buechel Stone Barnwood Blue Stone Veneers
- 2 Prism Tavola Firepits with remote start
- Outdoor Kitchen with:
  - Flamed Granite countertop
  - Natural Gas BBQ
  - Beverage refrigerator
  - Ice maker
- Drip irrigation landscaping
- Cedar fencing
- Belgard permeable pavers at driveway and stepping stones
- Exterior access to mechanical room, with distinct key

## INTERIOR

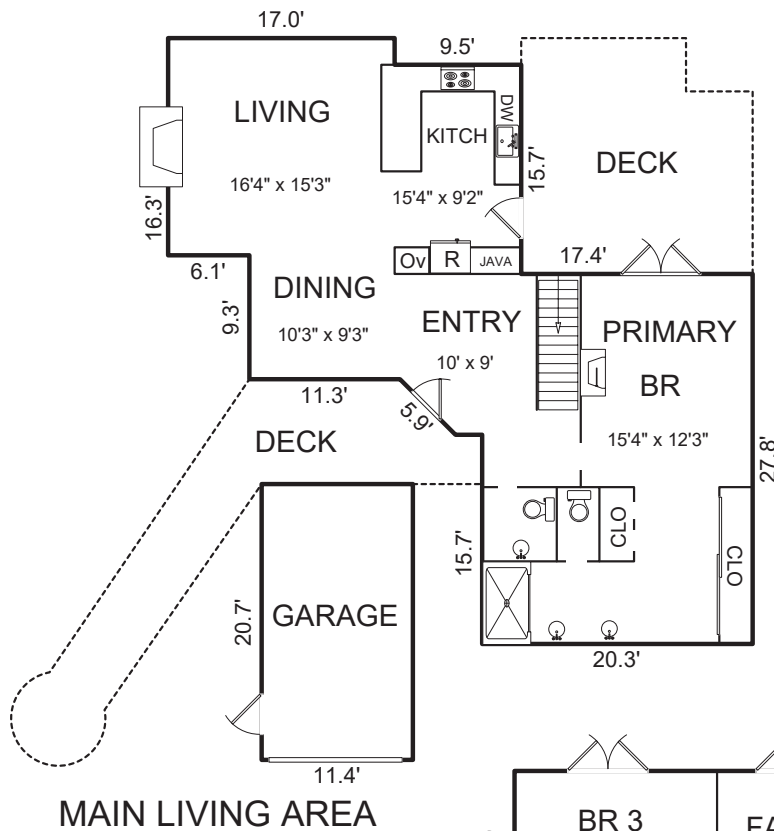
- Stained Cedar vaulted ceilings
- Stained Cedar beams in flat ceilings
- Integral Color Plaster
- Trustile interior doors, with Inox hardware
- Glass guardrail at stairs
- Thermador appliances
  - Fridge
  - Range
  - Oven, with speed oven
  - Dishwasher
  - Coffee maker
  - Wine fridge
- LG clothes washing appliances
- Kohler plumbing fixtures, from Ferguson
- Custom Cabinets by Harmony
- Custom cabinet hardware pulls
- Python quartzite Kitchen Counters and Backsplash
- Cesarstone Bathroom and Laundry countertops
- Porcelain tile throughout, from Carmel Stone Imports
- Curbless showers, with minimal water dam
- Heat n Glo Fireplaces, with electronic ignition
- Engineered Hardwood flooring - Graf in "Cocoa Mint"
- California Closets

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## SYSTEMS

- All-Safe Alarm burglar and fire alarm system
- Radiant Heat
- ERVs (Energy Recovery Ventilation system)
- Tankless water heater
- One-Connect TV hookup in Living Room
- Smart Home with iPad controller (can also be controlled from a smart phone)
- Google Nest security cameras
- Honeywell smart thermostats
- Google mesh wifi system
- Sonos



AREA CALCULATIONS (approximate)	
Main Living Area:	1,160sf
Ground Floor:	860
Net Livable Area:	2,020sf
Garage:	235
Deck:	288
Deck:	273

