

# PANORAMIC OCEAN VIEWS!

520 Loma Alta Road, Carmel



## > GREEN DESIGN/HEALTHY HOME FEATURES

- Whole House Ventilation Systems by Fantech and Ultimate Air
- Whole House Water Treatment System plus reverse osmosis drinking water
- Solar Electric, Grid Tied
- Solar Hot Water
- Thermostatic Control System by Nest
- Steel frame construction by John Fox Welding, Marina, CA
- AAC Block infill walls
- NHL Staint-Astier Natural Hydraulic Lime Plaster inside and out
- Smart Kitchen sink of Medical Grade Copper, naturally anti-bacterial by Rachiele
- Miele Dishwasher, Refrigerator and High Efficiency Washer/Dryer
- LG High Efficiency Washer/Dryer in second laundry room
- Fully fenced and cross fenced acreage
- Private well plus Cal Am municipal water
- Utility sinks in laundry rooms
- California Casual Indoor/Outdoor Living, Every Room Opens Wide to covered outdoor space
- Every bedroom is a suite
- Heated Ofuro Soaking tub in Master Bath
- Album Italian Lighting throughout with RadioRa control
- California Walnut Slab Bar (13'5") separates Kitchen from Living Space
- Walnut and Afrosia Vanities in Bath
- Four Indoor Fireplaces - Great room and each bed suite (direct vent propane)



- Full Bath in Finished Garage (shower stall & vanity) by Mark Concrete, Moss Landing
- Redwood Octagon Deck (engineered for spa hot tub)
- Eagle Double Pane Windows and Doors
- Window coverings, woven wood plus drapes in bedrooms
- Door hardware by Rocky Mountain (except the sliding doors)
- Sonoma Forge Bath Fixtures
- Idaho Quartzite flagstone and Italian Tile flooring
- Driveway of reclaimed brick
- Blue Louise Granite Kitchen countertop
- Shower granite, Azul Bahia and Verde Marinace
- Woodwork by Ian Trevor James and Harrison Furniture, both of Monterey, CA
- Whole Views of Ocean, Mountains, Airport, City Lights, Sunrise, Sunset & Moonrise
- Private hiking trail on the 5.25 Acres, fully fenced, plus fence around house & garden
- 36'x48' barn with raised center aisle, drive right in. Also power & water with hot water, tub & sink.
- Private Neighborhood Access to Jack's Peak Horseback riding and hiking
- Designers - David Wilday (architectural concept)
- Chad Brown, Live Green Design, Monterey, CA (drawings and floorplan)
- Michael Martin Engineer
- Soil Engineering by Pacific Crest Engineering, Watsonville, CA
- Steel frame construction and all welding by John Fox Welding, Marina, CA
- Cable Railing by John Fox Welding, Marina, CA
- Special Inspection by Advanced Testing & Inspection, LLC, Salinas, CA
- Plastering, tile, and stonework by Pedro Cruz and crew, Seaside, CA



- Radiant Heat by Peninsula Plumbing and EE Plumbing, Seaside, CA
- Plumbing by EE Plumbing, Seaside, CA
- Electrical by Adam Troskey, Excel Electric, Carmel, CA

#### > CALIFORNIA CASUAL LIFESTYLE LIVING FEATURES

- Octagonal Shape for comfort and maximum interior space with views from every room, except laundry room and dark room
- Gourmet Kitchen with Miele Refrigerator, Miele Dishwasher, Miele Steam Oven, Aga Cooker with Attached Module (Miele and Aga make for 5 ovens total)



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