

1 Acela Drive, Tiburon, California



mloiacono@fhallen.com

415.789.7727

Presented by
Maryam Loiacono and Janet Williamson
Frank Howard Allen Realtors



jwilliamson@fhallen.com

415.789.7725

Property Upgrades Provided by the Owners

Inside Upgrades for Entire House

- Replaced central vacuum system (machine + new guides & hoses)
- New central vacuum pipes throughout house
- Replaced sprinkler system throughout house
- Replaced water heater
- Replaced furnace
- Replaced security system, intercom and phone system
- Nuvo system
- Replaced all screen doors in entire house with roll away screen doors
- Wireless connection for the entire house
- CAT5 wiring through out the house
- Built-in speakers in all the main rooms and master suite

Entire House

- New sheet rock, insulation, entire house re-painted
- All electrical- including all recessed lights, chandeliers, wall sconces, under cabinet lights, inside cabinet lights
- All molding and crown molding replaced
- All new Hickory Pecan wood floors
- All new door and cabinetry hardware for entire house
- All hand-forged wrought iron railings and detail been added
- Replaced all doors inside house (except for front entry door and some exit doors)
- Faux painted all wooden beams
- Added new roll away shades for windows in entire house
- Replaced all mirrored doors in the house

Kitchen

- Replaced butcher block center island piece with marble
- Faux painted kitchen cabinets
- Replaced all cabinets hardware
- Replaced 2 sinks and faucetry
- Faux painted wooden beams
- Added water faucet over stove
- New Sub-Zero refrigerator
- All electrical replaced
- Added pullout trash and recycling center

Laundry Room

- Replaced sink and under sink cabinet
- Added shelves in pantry closet
- New washer & dryer
- Custom wall paper
- Replaced all lights

Powder Room

- Custom cabinets, marble, sink and faucets
- Custom wall sconces and lighting
- Custom handmade wall paper
- Swarovski crystal hardware for cabinets
- Custom hand painted crown molding
- Plantation shutters

Entry Hall

- Refinished front entry door
- New locks, hardware for door – Door Knocker
- Custom Entry Hall Mica Light and Wall Sconces

Dining Room

- Replaced picture window – repaired dry rot
- Custom hand made paper on ceiling
- Custom hand painted crown molding
- Custom chandelier and wall sconces

Living Room

- Replaced and reinforced picture window and side windows (also repaired dry rot under window)
- Added hand-forged wrought iron detail in room
- Custom wall sconces
- Faux finished fireplace and replaced fire screen door
- Faux painted all wooden beams

Library

- Faux painted entire wood paneling
- Faux painted fireplace mantel
- Replaced fire surround with marble
- All new fireplace screen doors

Library Bar

- Completely reconfigured and designed bar area
- All new marble, woodwork, cabinetry, lighting and cabinet hardware
- 100 bottle Sub-Zero wine chiller
- New sink with faucetry

Master Bedroom and Bathroom

- Added columns in room
- Replaced slider door and window above (repaired extensive leaks from old window)
- Added tile and marble in master hallway – leading to bathroom
- Custom his & hers closets
- Heated tile floors in master hall & bathroom
- In Bathroom – custom cabinets, sinks w/ faucetry, marble counter tops
- Custom wall sconces
- Custom crystal lights in master bathroom
- Swarovski crystal hardware for cabinets
- New safe in master closet
- New tub with Jacuzzi
- Magnifying mirror
- Rain dome in master shower
- Plantation shutters

Guest Bathroom

- Custom Cabinets with hardware, sink with faucetry, marble counters
- Custom designed tile work on floor and in shower
- Custom light sconces

Guest Room

- Replaced all mirrored doors

Wine Room

- Designed bar area
- New cabinets, marble counters
- Custom lighting
- Wine racks
- 100 bottle Sub-Zero wine chiller
- New door for wine room

Family Room

- Custom built media center and cabinets (removed old fireplace)
- Wired music system including Nuvo system in most rooms
- Custom wall sconces and other lighting
- Reconfigured downstairs living space – added playroom and 1 additional bedroom and bathroom for children
- Custom closets in 2 children's room
- All 3 rooms wired for high speed internet
- New state-of-the-art electronics and surround system

Two Children's Bathrooms

- Custom cabinets with hardware in both bathrooms
- Custom tile work
- Custom lighting
- Plantation shutters

Pool Bathroom

- Custom cabinets with hardware
- Custom sink with faucets
- Custom tile work in shower
- New marble counter tops
- Custom lighting

Pool

- New pool cover
- New pool filter and pump
- Replaced solar panels
- New robot vacuum for pool
- Outdoor speakers
- Added gas line for future built in barbecue

Garden and Outside

- Changed irrigation control system

The information above, while not guaranteed, has been secured from sources we believe to be reliable.