

## **2508 NOVATO PL, PALOS VERDES ESTATES CA 90274**

### **LIST OF FEATURES:**

1. 5 bedrooms & 6.5 bathrooms, all bedrooms are en-suites
2. Approx. 6,900 square feet of living space
3. Approx. a half acre lot
4. 6 fireplaces with 5 indoors (living, family, dining, library rooms and master suite) and 1 in outdoor living room
6. Venetian plastered walls and ceilings throughout and coffered ceilings in living room, library, kitchen and master suite office
7. Chandeliers and designer light fixtures in every room
8. Garage features 3-car spaces, U-shaped wrap around work area, endless custom cabinets, sink and epoxy flooring. The work area can be converted to a 4th tandem parking space.
9. Family room with full bar
10. Additional 3-car parking within gated driveway
11. Kitchen with top of the line stainless steel appliances: Viking range, two wall refrigerators with freezers, two dishwashers, warming oven and center island has two drawer refrigerators perfect for beverages and cooking essentials. Kitchen also features a computer desk area, custom built shelves, a 10 ft. center island with eat area that seats two and an adjacent butler's pantry complete with a walk in pantry.
12. Large breakfast room off the kitchen with French doors that access the outdoor kitchen
13. Meticulously landscaped grounds with a vegetable garden, Japanese garden, rose garden and multiple patio areas plus two koi ponds with waterfall.
14. Outdoor kitchen and entertaining area with Viking BBQ, refrigerator, ice maker, EVO grill, sink, and large granite-topped bar
15. Heated outdoor spa and pool with cascading water feature
16. Pool bath complete with sauna and steam room
17. Temperature controlled wine cellar with custom designed cabinetry
18. Media room with large screen, surround sound, furniture, beverage fridge, ice maker and trash drawer with 2 large bins for trash/recycling

19. 4 - Zoned air conditioning and heating
20. Spacious laundry room
21. Master suite features oversized terrazzo (deck) and additional balcony, office with custom built in desk and wood cabinets, custom designed large master closet with custom cabinetry, marble center island and vanity
22. Master bedroom office has a built in refrigerator with ice maker and sink as well as a mini bar to have your morning coffee or a late night-cap in the privacy of your master suite
23. Large master bathroom includes a Jacuzzi tub (overlooking city and ocean views), two vanity areas with sinks, two private water closets (one with bidet), large mosaic and travertine tiled shower with five shower heads and steam, and marble counters