

# SAN ANTONIO 2SE OF 13<sup>TH</sup>

## “Sea Mist”

### FEATURES LIST

RESIDENCE 1,855 sq.ft. | 4,000 sq.ft lot  
3 bedrooms, 2 full plus one half baths  
Year Built: 2019

KITCHEN Limestone floors  
Reclaimed oak beams  
Wolf Range  
Subzero refrigerator  
Wine cooler  
Handmade walnut cabinets  
Farm sink  
Handmade solid oak buffet with bar sink  
Exquisite mosaic tile backsplash

LIVING ROOM Reclaimed oak beams and limestone floors  
Custom French doors with large viewing area and dual laminated glass with custom Alan Masaoka leaded glass  
Arched mahogany front Dutch door  
Fireplace mantle made from original Carmel stone  
Fireplace features automated ignition and shutdown

MASTER SUITE Custom plaster ceiling treatment  
Handmade wood parquet floors  
Custom Carrara marble walls in bath  
Spacious tub with bubbler  
Original leaded glass windows by Alan Masaoka  
Private courtyard with waterfall, heater, and dramatic Carmel stone wall  
Mounted television



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TIM ALLEN CalBRE#00891159  
c 831.214.1990  
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## INTERIOR FEATURES

Hand-made solid walnut doors and windows  
8" walnut base molding throughout  
French antique vanity in upstairs bath  
Custom marble seat and infinity drain in upstairs shower  
Engineered walnut floor in upstairs rooms  
Large walnut window and door casings throughout  
Inside limestone stair access from garage, laundry and pantry  
Highest quality insulation used throughout house for efficiency and sound-proofing  
Round leaded glass artwork in powder room and above stairway to second level which also includes arched ceiling.  
Water jetted front iron railing with dramatic design  
Interior plaster is hand-troweled, sealed and fauxed  
9 x 14 FT front window is made from solid walnut and includes dramatic eyebrow leaded glass window by Alan Masaoka  
Refinished custom chandeliers in great room  
High performance speakers are hidden in ceiling and wall for surround sound system  
Whole house water filter and non-salt water softener  
65" OLEO TV mounted above fireplace in great room  
TV's mounted in Master and upstairs bedroom/office  
Solid wood shelves in all closets and pantry  
Lutron Radio/Ra 2 control system for most lighting  
Fire sprinkler system  
Large safe in garage  
AV and internet infrastructure and Sonos system in garage  
Hand-made garage doors made from reclaimed old-growth redwood  
Garage door powered by hidden power unit

## EXTERIOR FEATURES

Solar power system with dual Tesla batteries and intelligent power management system provides backup power and ability to operate virtually off the grid potential  
Upstairs terrace is hidden from street and has large stone bar counter tops for entertaining  
Antique marble fountain at front door  
Exterior smooth stucco is sealed and fauxed  
Full-yard irrigation system  
Drought resistant landscape plantings  
Extra-long and wide driveway lined with walls topped with stone allows for off-street parking  
Hidden garbage can area on driveway  
Entry steps made from 4" thick limestone  
Entry path steps made from large granite boulders  
Front walls and some garden steps made from original Carmel stone  
Highly detailed limewashed cedar grapestake fence with new retaining walls with stone capped base



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