



3010 PEARL ST, SANTA MONICA



Outstanding Sunset Park Hampton's style home, designed, built, and curated for the owners' personal residence in late 2017, with quality and features that surpass expectation. Sunny, bright interiors throughout, with wide plank white oak floors, soaring ceilings, rich textured millwork and sparkling fittings, with each public and private space providing thoughtful convenience and a casual, yet sophisticated aesthetic experience. Downstairs offers formal entry, living room with fireplace, formal dining room opening to lovely terrace and a sprawling great room-kitchen with top-of-the-line appliances and fixtures, built-in breakfast nook, large walk-in pantry, fireplace, and an impressive expanse of glass doors leading to a fully hedged private garden, providing all the key resort essentials: covered bluestone patio with built-in heaters, outdoor kitchen, lawn and large salt water pool. A 200-bottle temperature-controlled wine room, guest bedroom with en suite bath, powder room and direct access, well-appointed garage complete the first floor. Upstairs offers 4 bedrooms, 3 bathrooms, including a one-of-a-kind master suite with vaulted ceilings, luxe marble bathroom, dual walk-in closets, separate office/sitting room, plus generous stone terrace overlooking garden & pool. High-end fixtures and lighting, custom drapery, cabinetry and millwork, full security system with cameras, built-in speakers, Control 4, Ann Sacks tile...dozens of features and elements to surprise, delight and make this a lasting investment. A delicious, meticulously honed & rare treat in today's market.

\$3,495,000 | 3010PearlSt.com | ListingSunsetPark.com

3010 PEARL ST, SANTA MONICA *features & updates*

- Late 2017 custom built home for owners' personal residence
- High-end, designer lighting from Visual Comfort, Thomas O'Brien, Barbara Cosgrove and Serena & Lily
- Wainscoting and custom millwork throughout the home (Dining Room, Stairway, 2 bedrooms and Master Bedroom/Bathroom), plus crown throughout
- Mixed metals using Polished Nickel and Brass finishes throughout home, Kohler Artifact kitchen and bathroom fixtures
- Kitchen, office and laundry cabinetry and bathroom vanities are all custom and designed uniquely for each space, and all using European-style inset doors.
- Thermador 48" range with double-oven, 36" Thermador refrigerator/freezer, all paneled for seamless look in kitchen
- Walk-in Pantry (8.5' x 6') with custom cabinetry combining white oak and white, inset cabinetry and open shelving
- White Oak custom-built wine storage, also temperature controlled (appx 200 bottles)
- Ann Sacks tile in kitchen, laundry and bathrooms. Designer mosaic tiles throughout bathrooms, all flooring unique to each room.
- 7" white oak flooring throughout home
- iPad/iPhone controlled A/V system by Control 4, with surround sound built-in speakers in all living spaces, outdoor patio, pool and master.
- House is wired with 6 security cameras, and all doors and windows are hardwired with security sensors. Plus interior motion sensors.
- Vaulted ceiling in Living Room with tongue and groove paneling
- Tray Ceiling in Dining Room with tongue and groove paneling
- Vaulted Ceiling in Master Bedroom with tongue and groove paneling in Master Bathroom
- 16-foot slider door in family room creating the indoor/outdoor Southern California living space
- Oversized covered patio with in-ceiling infrared heaters for cooler evenings
- Bluestone throughout all terraces, patios and outside entry walkway and porch (not just poured concrete like specs)
- Master Bathroom features an oversized marble shower and custom cut marble herringbone pattern flooring, and skylight and Victoria & Albert free-standing soaking tub
- Large patio off the master bedroom
- Salt-water pool, heated and with a motorized safety pool cover
- Outdoor kitchen with built-in 36" barbeque and 24" outdoor fridge
- 30' ficus trees in backyard to create private outdoor retreat
- Custom drapery and shades by The Shade Store on Montana Avenue, blackout liners in all bedrooms and privacy liners in all living spaces
- 2 fireplaces (one in living room and oversized in family room)
- Kitchen with built-in breakfast nook, framed by oversized windows
- Garage is wired with upgraded 240V Charger for Level 2 charging of your Electric Vehicle



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