

# 2458 Glyndon Ave, Venice - Upgrades & Special Features

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- Designed by architect Richard Olander and built new in 2003.
- Completely walled and gated with an antique Indian carved door at compound entrance.
- Custom built-in front porch sofa and cushions with built-in wireless SONOS speaker.
- Custom teak deck in backyard with fireplace made from board formed concrete to match house siding design.
- Custom outdoor LED lighting system throughout compound, including 2 transformers.
- Enchanted tree in backyard - wired with low voltage wires and dedicated transformer - ready to plug in pendant lights.
- Backyard set up for outdoor sound, including outdoor movie theatre surround sound speakers near rec room wall.
- Valance on garage wall rigged for retractable movie screen with HDMI outlets at outdoor bar for projection outdoor movie experience.
- Custom outdoor kitchen made from board formed concrete to match house siding, BBQ and bar area with limestone countertops, top-of-the-line Alfresco BBQ, Lynx beverage refrigerator, ice maker, sink, storage drawers
- Custom outdoor hot/cold shower area behind rec room with additional room for bike or equipment storage under awning.
- Large avocado tree in front and orange tree in back
- Custom finished garage, with professional flooring and cabinetry, including workbench area and retractable ladder access with significant attic storage area and spare 220V outlet for electric car charging.
- Compound is secure with automatic locking gates (front gate, both sides gates, back gate).
- Ring video doorbell at front gate and Luna DVR camera is in place in back alleyway.
- Alley art gallery project: back alley wall was designed by up-and-coming muralist Ruben Rojas. Our mural is entitled "Believe" and is a part of a multi-mural community project to beautify Venice and to build community through art. This alleyway art gallery was sponsored by the Glyndon neighbors and endeavors to complete 10-15 murals in the alleyway to create the first alleyway art gallery to provide hope and pride in the local community. 6 murals have been completed so far.
- Tropical oasis-like yard - landscaping inspired by Hawaiian themes using mostly California drought resistant succulents, and other tropical plants and trees. Irrigation system uses mostly drip, with some sprinklers. Several noteworthy seasonal flowering trees, such as front yard Coral tree, side yard Magnolia tree and backyard Silk Floss tree.
- Custom IT rack by Chaka Tech and Creative Sound and Vision System including: Marantz amplifier, Rokus Wi-Fi switches, Luna DVR, Wattbox power conditioner, etc... Ventilation system built into stairway closet area to keep equipment cool.
- Wall-mounted 65" Panasonic LCD TV, Sonos Play 3 wireless speakers, built-in movie theatre speakers in the family room, and speakers in living room, dining room, backyard and rec room.
- Custom cook's kitchen with KitchenAid appliances, wine refrigerator, coffee nook, Turkish pendant chandelier, pots/pans overhead hanger.
- Laundry room with Samsung washer/dryer, custom laundry hampers and storage cabinets.
- New wide plank white oak wood flooring.
- Custom master closet with cedar backing, jewelry, shoe, and specialty drawers.
- Custom master bathroom remodeled in 2016 with separate Waterworks bathtub and double shower, dual sinks, waterworks light fixtures and custom cabinetry.
- Custom downstairs bathroom remodeled in 2018.
- Rec room remodeled in 2019 featuring: a built-in wall unit with bookshelves and Murphy bed, new home office with built-in desks, storage and filing cabinets.
- Finished tool shed on side yard with slat board for tools.
- Tankless water heater for main house, large separate water heater for rec room.

