

UPPER EAST LUXURY RENOVATION

1931 GARDEN STREET
SANTA BARBARA, CALIFORNIA



DESIGN

MATERIALS

AMENITIES



Rarely do you find a home renovation of the quality and completeness of 1931 Garden Street. Essentially an almost full re-build, this passion project demanded painstaking attention to detail in every aspect of the home and grounds that can be seen and not seen. The tastefulness of the style and the elegance of the finishes are as soothing and pleasing as you will ever find in a home in Santa Barbara. Now ready for a new owner to enjoy the comfort and luxury of like-new state-of-the-art superlative home, here is a list of many of the best features and finishes of 1931 Garden Street:



ATTENTION TO EVERY DETAIL, LUXURY IN EVERY CORNER . . .

- EUROPEAN OAK HARDWOOD FLOORS THROUGHOUT (WITH ¼" CORK UNDERLAY)
- DRAMATIC STONE WALL IN 14-FOOT HIGH LIVING ROOM
- SANDSTONE SURROUND FIREPLACE IN LIVING ROOM
- FINE CUSTOM CABINETRY, IN DARK GRAY-GRAPHITE FOR SOOTHING COLOR CONTRAST
- CUSTOM CABINET HARDWARE BY ARMAC MARTIN
- THICK LEATHERED QUARTZITE 11-FOOT KITCHEN ISLAND WITH DOUBLE WATERFALL
- NEW SUB-ZERO REFRIGERATOR, FREEZER AND DISHWASHER
- NEW WOLF INDUCTION RANGE AND WALL OVEN
- ICEBERG CRISTALLO STONE BATHROOM COUNTERS
- GLASS TILE AND STONE SURROUND SHOWERS
- HEATED STONE TILE BATHROOM FLOORS IN THE 2 MAIN SUITES
- ELEGANT FABRIC WALL COVERINGS IN PRIMARY SUITE
- NEW DESIGNER LIGHTING FIXTURES AND CEILING FANS THROUGHOUT
- NEW HIGH-END PLUMBING FIXTURES THROUGHOUT



UPGRADED SYSTEMS THROUGHOUT ...

- NEW LANDMARK SHINGLED ROOF
- NEW SEWER LATERAL TO MIDDLE OF STREET
- UPGRADED STRUCTURAL ELEMENTS
- NEW TOP-OF-LINE INSULATION THROUGHOUT
- UPDATED PLUMBING AND ELECTRICAL SYSTEMS
- NEW TANKLESS WATER HEATER
- NEW CENTRAL AIR CONDITIONING (3 ZONES)
- NEW FURNACE AND DUCTING FOR FORCED AIR HEATING SYSTEM (3 ZONES)
- NEW LIGHTING SYSTEMS CONTROLLED BY LUTRON
- NEW NEST SECURITY SYSTEM
- NEW SONOS AUDIO SYSTEM

BEAUTY AND FUNCTIONALITY INSIDE AND OUT . . .

- 6 SETS OF NEW FRENCH DOORS TO MERGE INDOOR AND OUTDOOR LIVING
- NEW PANED WINDOWS ADDED IN KEY LOCATIONS TO ADD LIGHT AND STYLE
- NEW STATELY 7-FOOT STUCCO PERIMETER WALL TO SECURE PRIVACY
- ENTIRE GROUNDS ARE MANICURED WITH NEW HARDSCAPING AND LANDSCAPING
- MATURE EXISTING TREES ANCHOR THE TIMELESS ELEGANCE OF THE PROPERTY
- NEW WATER-WISE LAWN AREAS AND GORGEOUS PLANT BEDS
- NEW SLEEK MALIBU GARDEN LIGHTING
- NEW PRETTY BRICK WALKWAYS AND PATIOS WITH PATTERNS (HERRINGBONE/OTHER)
- NEW GARAGE DOOR AND NEW EPOXY FINISH ON GARAGE FLOOR
- NEW PAVER DRIVEWAY, WITH ROOM FOR GUEST OFF-STREET PARKING





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