

17285 HILLCREST AVE, SONOMA

Restoration

*It's a very special x Bed, x Bath, +/- x,xxx sq. ft. home on
a +/-15,000 sq. ft. lot*

INTERIOR SUMMARY

- A sophisticated home infused with Mediterranean influences for a serene, resort-like feel.
- Facade with classic stucco, warm tones, and a timeless appeal.
- Welcoming entrance with a deliberate nod to traditional European courtyards and countryside.
- Beautifully reimagined by a professional design team, where every space aligns in style and tone.
- Professionally curated materials offer seamless continuity throughout.
- Home fully upgrade, inclusive of a living room expansion, new primary suite, and laundry area, re-imagined for optimal use of space.

LIVING AREAS

- Added square footage and vaulted ceiling, creating an expansive, airy common space.
- Mahogany front door and custom foyer finishes with white oak storage bench.
- European white oak engineered wood flooring.
- Energy-efficient Simonton windows throughout.

KITCHEN

- Kitchen relocated to offer an open concept.
- Warm cabinetry paired with Caesarstone quartz countertops and new under-cabinet lighting.
- Modern LG appliances.
- Designer tile with travertine and antique brass light fixtures.

PRIMARY SUITE (NEW ADDITION)

- New primary suite added with a luxurious spa-like bathroom.
- Moroccan limestone flooring.
- Curbless shower with skylight.
- Double vanity with quartz countertop.

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HALL BATHROOM

- Fully renovated hall bathroom with designer tile throughout.
- Double vanity with quartz stone countertop.
- All new contemporary plumbing fixtures.

LAUNDRY AREA

- New LG Washtower with all new plumbing.
- Custom cabinet doors with plenty of room for organization and storage.

MISC

- Fresh insulation with new level 4 drywall finish throughout.
- Benjamin Moore paint throughout using contemporary neutrals.
- New HVAC system with central air and upgraded electric panel.
- Closet upgrades, new doors, and modern hardware throughout.
- Electrical upgrades, including updated wiring, outlets, and a new panel.
- All new plumbing supply and drain lines.
- Energy efficient home that is Title 24 compliant.

EXTERIOR - STUNNING CURB APPEAL

FAÇADE

- A welcoming stone facade entryway with a limestone cobblestone porch.
- New stucco for weather resistance and fire safety.
- New decking and stairs using low maintenance Modern Mill ACRE that carries a limited lifetime guarantee against water, weather, rot and pests.
- Composite decking is slip and fire resistant.
- New modern and timeless exterior light fixtures.
- Equipped with new gutters and downspouts, and updated underground drainage.
- Driveway smoothed and sealed.

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LANDSCAPE & HARDCAPES

- Professionally designed landscape with a focus on providing defensible space and deer-resistant plantings.
- Vegetable gardens in full sun for year-round produce.
- New irrigation system installed.
- Low-voltage WIFI landscape lighting added with an app-controlled timer.
- New concrete back patio and upgraded retaining wall.
- North-side fence replaced with non-flammable fire-resistant material.

GARAGE & OFFICE/GUEST SUITE - VERSATILE SPACE

- Versatile office/guest suite with private entrance - ideal for working from home, easily expandable for guest accommodations or multi-generational living.
- Counter and storage area with mini-fridge.
- Added new entry door and enlarged windows for optimal light.
- Garage side has new electric, drywall, windows and epoxy floors for parking, storage, or a future ADU.

POOL HOUSE

- Complete renovation with new shower added for guests with close proximity for use with the office/guest suite.
- All new tile and fixtures, and outdoor shower for quick rinsing.
- Upgraded electrical panel.

POOL

- Pool professionally cleaned, equipment repaired, and refreshed.

PERMITS & PROFESSIONAL SERVICES

- All required permit fees and special inspections for code compliance completed - fully approved and reliable.
- Architectural and structural engineering experts consulted for redesign and planning.

DESIGNED BY

- The Corey Collective and Modern Encore

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