

Builders Notes - 440 Pomona Avenue, Coronado CA

HOME DETAILS

Exterior Features

1. Custom made 5' x 9' pivot front door:

Constructed out of select white Oak and custom formed “cast glass” for the intricate design of the grid configuration—a true statement piece!

2. Custom, white oak exterior gates:

Designed and stained to match front door.

3. Anderson Aluminum clad wood windows:

inset into framing w/stucco return.

4. Doors:

inset into framing w/stucco return.

5. Column and fireplaces:

faced w/ AAA Blanco Rubble Stone.

6. Front balcony:

196 sf, off the main living room, w/ 16' wide bi- folding door and 1/2" glass railing w/ stainless steel mounts and railings to maximize indoor-outdoor Coronado living.

7. Rear balcony:

Designed to facilitate outdoor cooking/grilling as an extension of the kitchen. Along the rear wall is a 9' wide Electronic Awning Window that opens across a flush interior-exterior full-length countertop, seamlessly integrating the kitchen space w/ the rear balcony.

8. Roof-top deck:

An incredible 595 sf space. This rare amenity offers 360degree views of San Diego, the famous Coronado Bridge including Coronado's many landmarks as well as sunsets over the cliffs of Point Loma.

9. Walkways, patios and driveway:

high-end permeable pavers.

10. Exterior finish:

smooth troweled stucco.

11. Exterior lighting:

Soffit lighting and strategically placed landscape lighting to enhance design features.

12. Bordering the property:

In the back: 7' high high end Vinyl Fencing, in the front is a 4' high 6" thick block wall w/ a smooth stucco finish to match the stucco finish on the house.

Interior Features

Total SF of home = 3,977

5 bedrooms

3 and 1/2 baths

Ceiling heights: All 3 levels have 10' high ceilings

Elevator: 40" x 54" (interior dimensions) conveniently located next to the stairway and services all 3 levels

Total SF of garage = 452

Roof top Deck = 540 SF

Main Floor

Entryway

A breezy portal with towering 21' ceiling and open floating staircase (w/ nearly 5' wide steps) to the 2nd floor. An architectural feat!

Main Suite

An opulent 750 sf retreat w/ vaulted ceilings and 5 skylights. The bedroom includes a linear fireplace w/ built-in TV as well as large, functional closet w/ custom cabinetry and W/D hook-ups. The bathroom has an 8' x 4'6" walk-in shower w/ multiple shower heads controlled by Kohler Anthem thermostatic valves, as well as custom dual-floating his and hers vanities and a 72" freestanding heated bubble massage air bath tub. The bedroom and bathroom are separated by custom barn doors that open to allow a view while in the tub of the fire place and TV across the room.

2nd Floor

Kitchen, Living & Dining Rooms

All are accessible by elevator or stairs and designed to position the community living spaces in the optimum location to enjoy the home's views with easy access to the balconies and roof-top deck, providing that coveted indoor-outdoor Coronado lifestyle.

Kitchen

A chef's dream: custom cabinets throughout; 12' x 4'6" island w/ 36" under-mount apron sink and seating for 6; dedicated cooking area w/ 48" Wolf range; seamless indoor-outdoor prep/serving area accessed through a 9' Electronic Awning Window which opens across a flush interior-exterior full-length countertop w/ exterior bar seating. There is direct access from the kitchen to not only the rear balcony but also the spacious roof-top deck.

Kitchen appliance package includes:

24" Wolf micro drawer in the island, 48" Wolf dual fuel 4 burner range and infrared dual griddle w/ 2 ovens and hood, 42" side by side Thermador refrigerator/freezer; 24" wine refrigerator and Cove dishwasher.

Living Room

This large and comfortable space opens to the front balcony w/ direct views of the Coronado Bay Bridge. This space also includes a 60" linear fireplace and a flush TV as well as glass railing looking over the entryway below.

Dining Room

Connecting to the living room, this space provides ample room for family meals and gathering.

Basement

Designed to feel like main-floor living, with 10 'ceilings and windows in each of the 3 bedrooms that fill the space with light. This level includes 2 additional bathrooms as well as a home theatre, laundry and utility rooms. One of the bedrooms is designed as a second principal suite with an attached bathroom and large walk-in closet.
