



2542 FILLMORE STREET FEATURES

INTERIOR STONEMWORK & FLOORS

- Honed marble and limestone slab installations in all bathrooms
- Honed marble countertop in kitchen
- Custom sinks made from Architectural Concrete in the powder room, top floor bathrooms, and lower bathroom; all made by local firm Concreteworks.
- Custom countertop in lower wine bar kitchen made from architectural concrete with integral sink and caste in drain board.
- Pietro Grigio slabs were cut to size for all of the exterior stone installation.
- New dark dyed white oak floors throughout done by First, Last, and Always.

CUSTOM LIGHTING

- Low voltage recessed lighting throughout that is centrally controlled
- Designer ceiling, hanging & wall lighting
- Custom garden night lighting

COMPLETE SMART SYSTEMS

- In-wall smart wired programmable system centrally controls:
 - o Audio systems with four independent zones.
 - o All interior and exterior lighting
 - o Multiple zone Heating system
 - o Security system

ENTERTAINMENT SYSTEMS

- The home has a four zone audio system with twenty-two speakers spread throughout the home and garden.
- Two speakers in each of the bedrooms, living rooming, dining room, upstairs hallway, garden, and five speakers in the lower family room.
- Two zones on the bedroom level, one zone on the main level that includes the garden, and an additional zone for the lowest level.
- Sub-woofer installed on each level for improved sound quality.
- In master bedroom, family room off the kitchen and the lower level family room there are locations that have been set for wall mounted flat screens with the power and cable brought to appropriate locations.
- The lower level family has also been equipped with a five speaker in-wall surround sound system.

PATIO GARDEN

- The garden was collaborative between the Dumican Mosey, Flora Grubb and the owner to create an urban garden that is accessible from two levels and enjoyable from all three.
- The primary features of the garden were intended to be twenty foot plus bamboo plant, the mature plum tree, and wall clad with black slate and capped with petro grigio slabs. We lit up the features from the garden and down lit the bamboo and mature plum from lights that are attached to the home so that the garden is central feature of the home at night as well as during the day

OTHER FEATURES

- Custom oversized 32 panel skylight over staircase
- Custom metal and wood sculpted banister on staircase
- Venetian plaster was used to accentuate the articulation of the stairs
- Handcrafted railings for upper level landing & hall
- Custom built-in cabinetry throughout
- Gas fireplace in living room with venetian plaster surround
- 800+ bottle wine storage on the lower level
- Two dishwashers were installed the main kitchen for heavy entertaining

BUILDING SYSTEMS

- New concrete foundation
- New drain lines throughout the home with new drain connection to the city sewer.
- New water lines were run from the street through the entire building
- New Gas lines were from the PG&E box in the sidewalk through the house
- New 400 Amp power service was brought to the home
- New Cable lines were brought from the street and run through the house to every room but for the bathrooms and closets
- New phones lines were run from the AT&T box in the street to the garage and then through the whole home

- New PG&E gas and power connection were made with new meters.
- New Cat 6, Cat 5, and Cable were run to every room in the house but for the bathrooms and closets.
- New Roof
- New stucco on the exterior of the building
- New insulation in all exterior and most of the interior walls.
- New level five sheetrock throughout.
- New moldings were installed throughout the house.
- New custom trim less detail on the lower level.
- New double glazed windows throughout the home
- New doors

INTERIOR COLORS

All paint is C2 brand, Avail @ G&R Paint (Sutter/Polk)

All trim	Satin
All walls & ceilings	Flat
All trim (unless noted)	Paper clip
All ceilings except Pent Room	Grout
All interior doors	Stout
Entry hall, stairwell, hallways	Alloy
Dining rm walls & trim	Portland
Kitchen	Fava
Living room	Alloy
Powder room	Roasted tomato or wallpaper*
Front bedroom	Barnacle
Bathroom	Paper clip
Jack bedroom	Russian olive
Jill bedroom	Silver screen
Jack n Jill bath	Russian olive/silver 8" horiz stripes
Master bedroom & bath	Monday morning
Media room walls, ceil, trim	Paddywhack
Accent wall	Wildwood *
Au pair room	Burlap
Lwr level bath	Cori's tile or wallpaper*

*More information available from Ken Fulk Design, www.kenfulkdesign.com.