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RAMONA

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IRVINE TERRACE | CORONA DEL MAR



**CORONA DEL MAR  
MID-CENTURY MODERN**

Masterfully constructed Mid-Century Modern in Corona Del Mar. Brandon Architects design inspiration is centered on an interior courtyard with salt water pool and spa surrounded by disappearing walls of glass that seamlessly merge indoor elegance with outdoor splendor. Gallo Builders commitment to unmatched quality and exceptional attention to detail is evident throughout the luxurious and sophisticated four bedrooms, six baths, 5,000 square foot residence.



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## CALIFORNIA CONTEMPORARY RICH & NATURAL FINISHES

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Interior design by Michael Fullen is contemporary yet timeless, utilizing rich finishes and the combination of natural and enduring materials. Multiple skylights and floor-to-ceiling Fleetwood sliding glass doors and windows provide an abundance of natural light. The open floor plan leads you to the great room with 12-foot ceilings and an expansive gourmet kitchen featuring a quartz island, Italian laminate cabinets, and Thermador, Sub-Zero, and Miele professional-grade appliances. A spacious master suite boasts an opulent spa-style bath featuring Italian travertine slabs, limestone floors, and a remote-controlled skylight. Modern amenities throughout include a media room with 85" 4K S-UHD TV, climate-controlled wine cellar, Crestron audio, video, lighting and security control systems. Three-car garage with epoxy finish.



## AMENITIES LIST

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4 BEDROOMS · 6 BATHS · 4,400 SF

### CUSTOM LUXURY

- Brand new construction
- Southern California Mid-Century Modern design
- Voluminous open-concept living
- High ceilings throughout (12' in great room)
- Multiple skylights
- 5,011 total square feet
- 4,400 square feet of living space
- 611 square feet 3-car garage with 220V
- Four en suite bedrooms
- Total of 6 bathrooms
- Contemporary saltwater pool and spa with weir fountains
- Crestron audio, video, lighting, and security control systems

### INTERIOR FEATURES

- Fleetwood sliders and windows
- Custom rift white oak cabinetry with 2 1/4" interior doors
- Walker Zanger Gris Caliza 36" x18" Italian porcelain tiles inside and out
- Catalan limestone fireplaces from Spain
- Oversized entry door cedar and glass with single offset pivot
- FSB full mortis hardware from Germany with Tectus hinges
- Custom stainless steel rails
- Flush 7" baseboards with 1/2 " reveal line
- Benjamin Moore White Cloud interior paint
- Dominico European oak wood floors

### CHEF'S KITCHEN

- Thermador appliances: refrigerator, range/ovens, (2) dishwashers
- Miele built-in coffee machine and microwave
- Sub-zero wine refrigeration
- Kitchen faucet by KWC Systema
- Frosty Carrina quartz stone in kitchen and pantry
- Italian laminate cabinetry in kitchen and pantry

## BATHROOMS

- Silver Crystal vein-cut Italian travertine in master
- Italian limestone flooring
- Graff plumbing fixtures
- Toto Neorest toilet
- BainUltra tub
- Master bath custom skylight operable with remote
- Italian Calcatta Gris Bleu Italian, honed marble in powder rooms
- Italian porcelain tile, quartz in bath 3 & 4 and office
- All showers with slab jams

### ADDITIONAL FEATURES

- 85" Sony 4K S-UHD TV in media room (65" in great room)
- Marantz receivers, Sonance speakers throughout, Apple TV
- Wine room with 1/2" glass stores 500+ bottles
- Carrera White quartz bar top slab
- Laundry room with Italian laminate cabinets, quartz slab
- Electrolux washer and dryer
- Energy efficient LED lighting
- Dual zone HVAC
- Security system installed (all doors and windows contacted)
- Epoxy coat in garage

### EXTERIOR FEATURES

- Floating cantilevered corner office with butt joint glass window
- Cedar wood custom milled finish used extensively
- All metal exterior panels, fascia, window & slider frames with Kynar finish
- Standing seam metal roof with Kynar finish (color steel grey)
- Concealed gutters
- Smooth stucco finish
- Cladding with 12"x 24" Gascone Blue Italian porcelain
- Honed limestone window sill at office
- 14' exterior height from grade
- Cedar trellis with integrated LED lights
- Azek composite deck off office
- Cedar garage door
- Contemporary metal guard rail alongside driveway
- California friendly, drought tolerant landscape



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