

Casual Elegance, Simplicity of Design 25585 Shafter Way, Carmel, CA 93923

Overview:

The current 4,800 square foot home with sunken tennis court and seven-car garage at 25585 Shafter Way was originally built in 1988. The home underwent an extensive remodel that began in 2008 and lasted nearly one and a half years. The primary challenge during the reconstruction lay in transforming a home with a variety of styles, difficult window and door placements, and a bland interior into one that embodied casual elegance, seamless flow, impeccable architectural detailing and understated design. The intensive redesign and reconstruction process was very similar to the process undertaken on numerous occasions by the homeowner in preparation for the Pebble Beach Concours d'Elegance, for which he produced several class winning, classic automobiles. Every detail in the home was carefully planned, and meticulously executed by artisans and trades people who are experts in their respective fields.

The owner hired highly respected Bay Area architectural interior designer Maria Tenaglia of Tenaglia Design to help him fulfill his vision for the remodeling of the home's interior, in order to enhance its visual impact and overall charm. Tenaglia has worked on both residential and commercial properties for more than 30 years and holds a degree in architecture from the University of California at Berkeley. Prior to the remodel, the home's design more than adequately met the demands of modern, everyday life, but it lacked character, excitement, elegance, and quiet luxury.

The owner and Tenaglia achieved their redesign objectives through thoughtful planning and implementation. The owner was on site at least three hours per day during the entire sixteen month remodeling period, working closely with the general contractor and subcontractors. Tenaglia traveled down from the Bay Area for periodic inspections to help insure strict adherence to the project's extremely detailed working drawings.

The reconstruction and remodeling process resulted in one of the most highly detailed and well thought out residences on the Monterey Peninsula. The owner would not occupy the house until every detail was attended to, and has now enjoyed seamless living in the home for more than five years without interruptions of any kind. The home has been meticulously maintained to the same condition as when he moved in.





The park-like setting is enhanced by the existence of fifteen varieties of mature rose plants, concentrated in the south and east yards. The yellow bamboo in the north yard was installed for its screening and architectural properties, and grows to a maximum height of 12 to 14 feet. It is backlit for dramatic effect, and properly contained so that it maintains its lovely, dense quality without compromising other plantings.

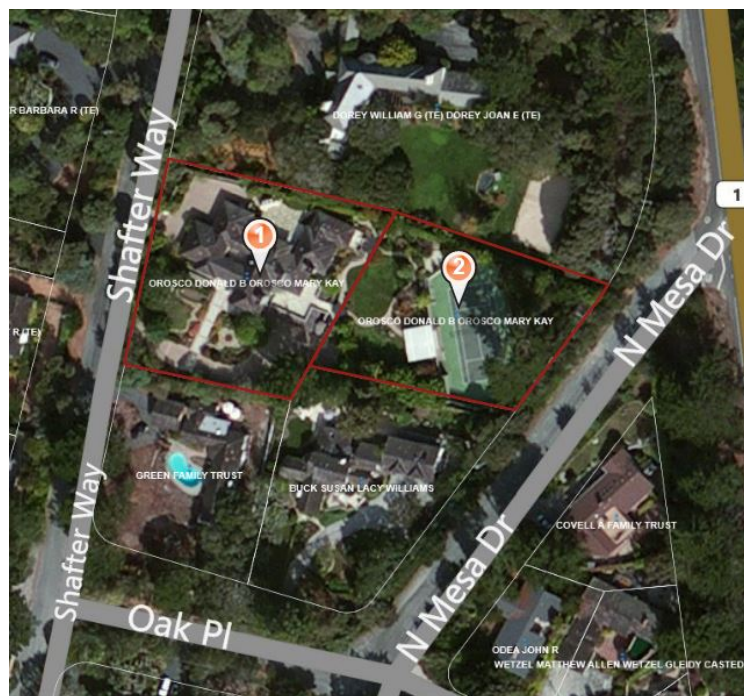
It is a definite challenge to identify all of the varieties of plant life located throughout the mature 1+ acre landscaped grounds, but highlights include stunning cypress trees, junipers, rosemary bushes, magnolias, camellias, Japanese maples, calla lilies, lavender, jasmine, agapanthus, bougainvillea, grassy areas, sustainable plantings, concrete and inset stone walkways, a fountain, and much more. Some plant variety is in bloom virtually all year long, and the effect is unmatched in Carmel. To conserve water, the grounds are served by drip irrigation, bubblers, and pop-up sprinklers that are activated on a carefully monitored schedule by a central controller.

A professional grade, sunken, walled and lighted tennis court, complete with a pergola-covered viewing area and two smaller stone viewing decks, water fountain, utility closet, and ball machine, is located on the eastern half of the property. This high quality addition to the grounds contributes to a resort feeling for the home owner and guests. **The home and the tennis court are each situated on two adjoining parcels of record**

Construction Details

Generator

A high output Generac generator was installed that automatically activates when PG&E's service is interrupted for any reason. The output of this generator is designed to satisfy the entire electrical requirements of the house on a continuous basis until power is restored. To the owner's knowledge, this is the only such natural gas-fired generator in the Shafter Way neighborhood.



Electrical

The entire home was re-wired by Rose Electric in 2008/2009. This involved installing all new Lutron switches and wall plugs, providing additional electrical service and electrical panels, and installing new designer lighting throughout the home's interior and throughout the garden areas. The light fixture over the kitchen island was designed by a well-known San Francisco-based artist (now deceased). All of the home's lighting is adjustable at the light switch to create virtually any desired lighting effect. Exterior lighting for the home and grounds was selected by Tenaglia and features contemporary bronze fixtures.

Plumbing

New copper plumbing runs were installed to the master bedroom area to insure a proper amount of water is delivered to all extremities of the home. Master bedroom plumbing capacity was determined to be less than optimum at the time of purchase, but this is no longer the case. In addition, hot water in the lines is constantly being re-circulated to insure that hot water is ever present at each faucet.

Roof

Although there were no signs of roof leakage at the time of purchase, the home's entire heavy shake roof was removed and replaced with a new 25 year heavy cedar shake roof. All roof flashing and roof vents were completely replaced in copper. New skylights were strategically placed at locations selected by Tenaglia to insure an even distribution of light throughout the home's interior. All new copper rain gutters and downspouts were also installed.



Exterior Windows and Doors

Loewen Windows of Steinbach, Manitoba, Canada was selected to manufacture all new thermal pane windows and doors for the entire home. Loewen is one of the few custom window and door manufacturers who utilize vertical grain Douglas Fir in the manufacture of its products, which lends itself to the use of a semi-transparent wash that the owner and designer were desirous of using on all interior wood surfaces. The casements' unique step-down design provided the unique architectural detail desired by the homeowner and Tenaglia. The tops of exterior wall openings were adjusted to the same height in order to achieve a symmetry not previously in place. High quality Rocky Mountain door and window hardware is utilized throughout the house, including bronze door hinges.

Interior Doors and Cabinetry

All interior doors conform to the design directives of Tenaglia Design. Architectural Millwork and Design of Watsonville manufactured all solid core interior doors from two-inch thick, clear grain oak. A unique and distinctive door panel design is employed throughout the house, along with it being used in the home's custom cabinetry and baseboards. This design is subtle but extremely effective in imparting a simple elegance throughout the interior. All doors and drawers utilize the highest quality automatic soft closures on the market today. The cabinetry, baseboards, and ceiling millwork were also manufactured by Architectural Millwork and Design from working drawings provided by Tenaglia Design.

Fireplaces

There are four fireplaces in the home, located in the living room, family room, master bedroom, and north yard. Each fireplace was literally built from the ground up. Existing fireplaces were not ideally placed or of an acceptable construction quality, so they were removed and replaced by others that operated properly and contribute to an overall warm yet contemporary theme. The north yard's fireplace was designed in a manner that helps create an intimate setting for outside entertaining. Each fireplace was "faced" from recycled Carmel Stone which originally came from a well-known local home that was built in the 1930s on the 18th Fairway at Pebble Beach and subsequently reconstructed in the 1990s.

The fireplaces were carefully designed to insure that they would be easy to start and would draw properly. This "drawing" aspect was further assured by the installation of a high-powered, wall-switch controlled ventilation fan at each fireplace, which draws smoke out of the firebox until each firebox becomes hot enough to draw on its own. The fireplaces are also equipped with natural gas starters.



Flooring

First, Last and Always of South San Francisco was commissioned to supply and install carefully selected hickory hardwood flooring in the foyer, living room, dining room, family room, kitchen, hallways, both offices, and the master bedroom. It was specified that this random width flooring material could be of no less than eight feet in length and have a negligible number of knots in order to achieve the owner's desired effect. Hickory is the hardest of all hardwood alternatives and therefore the most rugged over time.

All bathrooms feature travertine marble flooring.

Kitchen and Bathroom Plumbing Fixtures and Features

All high end, designer plumbing fixtures, such as Kallista, were selected jointly by Tenaglia and the homeowner. All new Toto toilets meet low-flow conservation standards. All sink and wash basin hardware are of the highest quality, contemporary designs. The glass and ceramic tiles used throughout the home were sourced from Walker Zanger, and the marble flooring and stone countertops were sourced from suppliers all around the world. Both tile and marble selections compliment the home's understated, organic color palette.



Appliances

A gourmet chef's kitchen was designed with entertaining in mind. Two stacked Wolf convection ovens provide ample cooking capacity. A six-burner Wolf gas stovetop and grill, equipped with cooking fan and stainless steel hood, are complemented by a Dacor microwave oven and Thermador warming tray. The kitchen's large Carrera marble island contains a deep farmhouse sink and disposal, as does the adjacent kitchen countertop facing the north yard. A Kitchen Aid trash compactor and dual Miele dishwashers enable quick clean-up after gatherings of any size.

A large capacity side-by-side Subzero refrigerator/freezer is located in the kitchen, and a second large capacity Subzero refrigerator/freezer is located in the adjacent laundry room. The laundry room also contains a Whirlpool front load washer and a Whirlpool front load dryer. The bar area located off the kitchen pantry features a temperature-controlled 148-bottle wine the-counter ice maker. The bedroom is equipped with an refrigerator, as well as an LG microwave.



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Garages

The home features two garages. The upper, attached two-car garage is used on a daily basis and is deep enough to accommodate any length or combination of contemporary vehicles. It also houses two oversized water heaters and a soft-water filtration system which may or may not be used, based upon the owner's preference. A pull-down set of stairs from the ceiling provides access to a sizeable attic storage area directly over this garage. New multi-paneled, custom, heavy, wood paneled garage doors were installed with three quarter horsepower remote-controlled garage door openers. The garage walls are finished with smooth wall plaster, and the garage floor is finished in a lite gray industrial epoxy material. More than adequate, low energy, recessed lighting was installed in the garage ceiling to create a pleasant overall level of illumination. The home's upper gates can be activated from this garage, as well as remotely from each vehicle, or through an outside key pad situated next to the gate leading into this upper garage.

The lower garage is accessed through the lower front gate, and can accommodate up to six classic, vintage, or exotic automobiles. It is fully detailed with exposed wood beams, smooth wall plaster detailing, and lite gray epoxy floor covering. Extensive use of recessed can lighting provides a warm environment for the storage and showcasing of any classic car collection. This garage also features well designed cabinetry and an ample work bench and a wash sink, as well as a third refrigerator. Needless to say, both garages are equipped with extensions of the home's modern telephone and intercom system.

Heating

Careful attention was paid to the heating requirements for a home of this size. The heating system was augmented during the reconstruction period with additional tonnage to insure rapid heat delivery. All new state-of-the-art temperature controls were installed throughout the house.

The master bedroom and two guest bathrooms feature radiant heating in their floors.

Security System

A relatively large capacity steel safe, encased in concrete and sufficient in size for virtually any security requirement is built into the floor of one of the guest bedroom closets.

The entire perimeter of the home has motion detectors installed that are activated 24 hours per day. Exterior motion detectors are mounted under the home's eaves. The home's interior has strategically placed motion and heat detectors, which are monitored by First Alarm.



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Favorable Tax Assessment

The owner petitioned the County of Monterey to reduce the assessed valuation of the home at the bottom of the Recession in 2008. The true cost of the remodel was not entirely reflected in the home's current County tax assessment.

Television and Electronics

The master bedroom, main office, and family room each have built-in, high end, high definition flat screen TV's installed. The main office and the master bedroom TV screens are flush mounted on telescoping arms such that they can be rotated to enhance the viewing experience from various points in these rooms. The 48-inch flat screen in the family room is permanently mounted directly to the wall over the fireplace.

The family room features a sophisticated built-in surround sound system in the ceiling. The entire sound system's speaker output can be automatically switched into the main offices' speakers.

The \$30,000 high end speakers and high end stereo system currently installed in the family room in a concealed closet next to the fireplace is subject to negotiation, in that the owner can purchase an identical system for his new home. Each of the guest rooms also features free standing flat screen TVs. This extremely well designed system will satisfy the needs of even the most sophisticated and demanding audience.

A new Panasonic advanced Hybrid phone system is strategically installed in each of the homes' rooms, including both garages. Portable units are also appropriately located in such areas as the master bedroom's wet bar and the laundry room to provide sophisticated phone services throughout every room in the home.

The two outside gates for each of the two driveways are remotely controlled by portable activators in the owner's everyday vehicles. There are pre-programmed combination gate openers installed at each gate that will activate the gates. The upper Shafter Way gate may also be activated by a switch directly adjacent to the garage door leading from the kitchen's wet bar.

