

932 Inverness Drive

3214sf | 3Bedrooms + Study + Office | 3Baths + 2 Half-Baths | 25,005sf lot

FEATURES & AMENITIES

INTERIOR General	Extensively Remodeled in 2017 by Heartful Design and TRC with floor plan optimized for modern living, cohesive color palette, select finishes Recessed Lighting throughout, mostly LED, with Dimmers throughout Refinished Hardwood and new Tile Floors (main level) New Yale door knobs in gun metal finish 2 Fireplaces, both with gas logs and starters CAT5 Wiring and built-in wall Speakers Alarm system with Monitoring features (owned not leased) Water-Softening System Dual-zoned HVAC Copper Plumbing Composition Roof
Foyer	Dutch Front Door, central Foyer with Coat Closet and Powder Room
Powder Room	New with Pedestal sink, decorative framed Mirror, hardwood Floor
Open concept Living/Dining Room	North-facing Views and backyard Views, 10-light French Doors opening onto back Patio, Floor-to-ceiling single-hung French Windows, Hardwood Floor, Gas Fireplace with Remote Control, new 6-light Chandelier, wall Speakers in Dining Room
Kitchen	All new Chef's Kitchen Includes casual dining area with North-facing Views, open to Family Room, Wall-mount TV bracket Coax Cable-ready and CAT5 wiring, Italian farmhouse Sink, quartz Countertops, Tile backsplash All Appliances purchased in 2005 new, never used: KitchenAid Built-in Side by Side 29.9 cu. ft. 48" Refrigerator Freezer, overlay series KitchenAid Architect® Series 6 Burners, Griddle, Porcelain-on-Steel 48" Cooktop Eureka 48" Stainless Steel 3-speed Range Hood (bought in 2017) KitchenAid Architect® Series Stainless Steel 4.1 cu. ft. True Convection Upper and Lower Ovens Sharp Stainless Steel Microwave Drawer KitchenAid Architect® Series Stainless Steel Sensor Temperature Control Warming Drawer KitchenAid Architect® Series Hidden Controls Energy Star Qualified 5 Cycles & 4 Options Dishwasher New Cabinets with Soft Close and polished chrome Hardware, pull-out Trays, Spice Rack, dual roll-out rubbish Bins, 2 Pantries Heat Sensor wired to alarm system Hardwood floor Farmhouse Door to back porch and backyard
Family Room	Open to Kitchen, Bay window with North-facing Views, CAT5 wiring, TV Coax cable-ready for wall mount TV, wall mount TV bracket, Louver privacy Doors
Master Suite	Bay window with North-facing Views, soft-close Barn Door entry into Master Bath, oval French Window, Chandelier, Double-Sink bath Vanity with Calacutta Nuevo marble Countertop, metal-framed Mirrors, satin-brass cabinet Hardware, porcelain Tile floor & shower floor, Marble Shower with built-in Seat plus hand-held & rain-style Showerheads, frameless clear Shower Glass, Walk-in Closet with 2 oval Windows, separate Vanity Nook with storage Cabinets and 2 French Windows
Bedroom 2	Bay window with North-facing Views, built-in Desk, storage Cabinets with pull-out Trays, TV Coax cable-ready, built-in Bookcase/Shelves, walk-in Closet
Bath 2	Shower with frameless clear Shower Glass, 6' Vanity, quartz Countertop, porcelain Tile floor and shower floor, separate Tub, 2 Windows with privacy glass
Bedroom 3	French window overlooking backyard
Bath 3	Shower with frameless clear Shower Glass, corner Vanity with 2 built-in medicine Cabinets, 2 Sconces, quartz Countertop, porcelain Tile floor and shower floor
Study	Fireplace with gas logs, walk-in Bar, closet, built-in Bookshelves & Cabinets, 10-light French Doors to backyard Patio, double French Windows, CAT5 wiring, TV Coax cable-ready, 2 built-in ceiling Speakers

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 (continued)

Laundry	Convenient main level bedroom wing location with utility area and built-in Storage
Garage (Lower Level)	3-car Garage with Motorized Remote-Controlled Doors with windows, Bay window with North-facing Views
Studio/Office/Gym (Lower Level)	Bay Window with North-facing Views, Shelving, CAT5 wiring Coax & Phone, recessed storage Cabinet with vertical shelves, Tile floors
Bath 4 (Lower Level)	Half-bath with sink Cabinet, marble Countertop
Utility/Crafts Room (Lower Level)	Utility sink, upper Cabinets, built-in Counter, Tile floor
Storage Room (Lower Level)	Walls of adjustable Shelving, open Space for bulky items, Tile floor
Mechanical Room (Lower Level)	Furnace and Control Panel Access, room for Storage, crawl space Access
EXTERIOR	Cement driveway and off-street Parking Pad for at least 5 vehicles Slate Front Walk, Slate-edged Planter Beds Lighted steps with copper-framed Step-Lights Copper-roofed bay windows 50-foot wide Slate Front Porch with North-facing Views, Covered, with room for Seating Flagstone Back Walkways edged with stone sides, stone-walled Terraces Flagstone Back Patio with sconce Lighting (off Living/Dining Room) Island Flagstone Patio with stone-chimneyed wood-burning built-in BBQ featuring cement Countertop, Sink and storage Cabinets, barn-style Lamplights Freshly refurbished Landscaping by Karen Meinhart Landscape Design with new butterfly-attracting Garden (please see plant list) Gardens laced with Statuary and Bird Baths Mature Trees & Citrus Meandering Footpaths Privacy Landscaping Fully-fenced Backyard Raised septic lid with easy access from driveway
Community/Area Amenities	Fast access to La Canada town and shopping district, parks, medical facilities, emergency responders, Rose Bowl 3 country clubs & YMCA within 5-mile radius for swim lessons, swim teams, family fun, golf, tennis, socializing 1 mile to Sugarloaf access of Cherry Canyon trails Top-rated award winning La Canada Schools

Information provided by seller or third party sources. Information not verified or guaranteed. Some features may be without permits. Buyer to investigate all measurements, permits and other information to their own satisfaction with appropriate professionals and official records.



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