2335 SUNSET DRIVE · VENTURA, CALIFORNIA 93001

# Feature & Specification Sheet

**Comprehensive redevelopment, 2025–2026**

Architect: Ashkan Afshari, a+a Architects

| 2,433 SF | 3 + office | 3½ | 377 SF | 748 SF | 600 SF | 7,840 SF |
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| MAIN RESIDENCE | BEDROOMS, OFFICE AS 4TH | BATHS | JUNIOR ADU | 3-CAR GARAGE | ROOF DECK | LOT |

## Project Overview

Reconstructed in 2025–2026 through an owner-managed construction program, this distinctive ocean-view residence features sweeping 180-degree views of the ocean, the islands, and the city lights.

## SIGNATURE DETAILS

- **Floating stair** — Viewrail FLIGHT Mono with white oak treads, Onyx rod railing, and LED tread lighting.
- **Stair-tower window lighting the floating stair.**
- **White oak flooring** — Dukes Legacy "Wheat" engineered white oak throughout the main residence, except tiled baths.
- **Indoor-outdoor living** — two 11' bifolds, a 9' bifold, and French doors.
- **600 SF roof deck** — TimberTech Vintage Collection decking in Weathered Teak.
- **Custom cabinetry** — quartersawn white oak, painted maple, and tailored built-in storage throughout.
- **Laundry and storage** — full-height cabinetry and linen storage.
- 13'-6" clear height in the garage.
- **Through-lot access** — street-to-street lot.
- **Junior ADU** — 377 SF with full kitchen and full bath.
- **Wildfire-resilient construction** — NFPA 13D sprinklers, 1-hour exterior wall assemblies, and a Class A roof.
- **Fire-resistant exterior materials** — fire-resistant attic vents, noncombustible fiber-cement siding, and WUI-compliant TimberTech decking.

## PRIMARY SUITE - a private retreat on the main level

- Spacious primary bedroom.
- **Private office / nursery or fourth bedroom.**
- Dedicated **walk-in closet** with natural daylight provided by a solar tube.
- **Large 10' French door with sidelites** opening to a Juliet balcony with views of the Pacific.

## PRIMARY BATH

- Two **48" floating quartersawn-white-oak vanities** in Biscotti.
- Separate **4' walk-in shower** with thermostatic valve, multifunction shower head, hand shower, 36" linear drain, and integrated built-in shelf.
- Large-format tile throughout.
- **Full-height built-in linen cabinet, approximately 24" wide x 24" deep x 96" high**, providing dedicated storage for towels, linens, and bath essentials.
- Private enclosed toilet room.
- **LED-illuminated architectural shelf at the soaking tub** adds another layer of ambient lighting.

## JUNIOR ADU - a 377 SF fully independent studio

- Full kitchen with cooktop, combination oven, dishwasher, microwave hood, and refrigerator.
- **CliqStudios "Cotton" cabinetry.**
- Full bathroom with tub and shower.
- **Separate ductless heat-pump system** providing independent heating and cooling.
- Dedicated exhaust fan and kitchen range venting.

## EXTERIOR ARCHITECTURE & OUTDOOR LIVING

- White fiber-cement horizontal lap siding.
- Evolve Stone veneer, Monument Gate profile in Winter Valley, carried full height up the wall of the entrance stair.
- Teza aluminum windows and patio doors, jet black inside and out, with Low-E tempered insulated glass (U-0.30 / SHGC 0.23).
- Approximately 620 SF of glass across 25 windows and doors, equal to roughly 26% of the main residence floor area, bringing natural light throughout the home.
- Stair-tower window: 7'-3" x 17'-6" twelve-lite fixed window lighting the floating staircase.
- Bifold door systems connect the main living spaces to the outdoors, including two 11' bifolds at the casual dining area and a 9' bifold at the great room.
- Additional French doors at the great room connect interior and exterior spaces.
- 600 SF elevated roof deck over garage finished in TimberTech Vintage Collection decking in Weathered Teak.
- Viewrail ¼-inch Onyx rod railing system with black aluminum posts completes the roof deck over a waterproofed assembly.

## LAUNDRY & HOUSEHOLD STORAGE

- Custom eucalyptus-painted maple cabinetry throughout the laundry and storage area.
- Built-in drawer bases provide additional storage and elevate the laundry appliances to a more convenient working height.
- Upper cabinetry above the appliances provides additional concealed storage.
- Full-height cabinet with adjustable shelving for laundry supplies, linens, and larger household items.
- Separate 8'-6" built-in linen and storage run with adjustable shelving and countertop, providing more than 8' of additional organized household storage.
- Custom three-leaf stacking bypass doors allow the laundry area to be concealed when not in use.

## INTERIOR ARCHITECTURE & FINISHES

- 10' high cove ceilings in the great room, kitchen / casual dining area, and primary suite.
- Trimless contemporary detailing throughout, with shadow-gap reveals at base conditions and door jambs in place of traditional casing and baseboards.
- Warm ivory and cream wall tones with ceilings finished one shade lighter.
- 7' solid-core Masonite Logan interior doors with 5/4 poplar jambs.
- Viewrail FLIGHT Mono floating staircase featuring a single black-steel stringer, 90-degree turn, white oak "Dune" treads coordinated with the flooring, ¼-inch Onyx rod railing, and integrated LED tread lighting.
- Dukes Legacy "Wheat" engineered white oak flooring, wire-brushed and carried throughout the primary living areas and bedrooms.
- Tile flooring in all bathrooms.
- Dimplex linear electric fireplace with stone surround.
- Solar tubes with integrated lighting to bring in natural daylight.
- Ceiling fans provided in the bedrooms.

## KITCHEN

- CliqStudios Custom Craftsman cabinetry in the Willow door style, finished in "Biscotti" on quartersawn white oak with plywood-box construction.
- Walk-through pantry integrated into the cabinetry design.
- Custom matching Biscotti hood enclosure.
- Counter-to-ceiling glass display cabinetry anchors each end of the main cabinet run, complete with finished interiors.
- Taj Mahal natural quartzite countertops and backsplash, with the slab carried from countertop to ceiling behind the range.
- Samsung stainless-steel appliance package: 36-inch five-burner gas cooktop; 30-inch microwave / combination wall oven; quiet dishwasher with third rack; 26 cu. ft. counter-depth French-door refrigerator; 51-bottle dual-zone wine cooler.

## GARAGE

- **Attached three-car garage — 748 SF**, with three **8' wide x 8' high garage doors** and transom windows above each door.
- **13'-6" clear interior height.**
- **Dedicated 240V / 50A circuits** for electric-car charging.
- **Powerlift P-100 two-stop residential dumbwaiter** connecting the garage directly to the kitchen counter, with a 150 lb capacity for groceries, packages, and household items.

## SECONDARY BATHS & POWDER ROOM

### POWDER ROOM

- Floating **Biscotti quartersawn-white-oak vanity**.

### BATH 2

- Classic white subway tile carried to the ceiling.
- **Pistachio-painted maple vanity.**
- Solar tube providing natural daylight.

### BATH 3

- Walk-in shower.
- **Pistachio-painted maple vanity.**

## MECHANICAL, ELECTRICAL & PLUMBING

### HEATING & COOLING

- **High-efficiency heat-pump systems** serving the residence.
- Variable-speed fan coils for improved temperature control and comfort.

### DOMESTIC HOT WATER

- **75-gallon water heater** with timed recirculating pump for improved hot-water delivery.

### ELECTRICAL

- **200-amp electrical service and wiring**.
- LED recessed architectural downlighting throughout.
- Decorative wall sconces and pendant lighting.
- **¾-inch conduit roughed to 11 window locations** for future motorized window shades.
- Spare underground conduit stubbed from the electrical panel for future expansion.
- Data and television outlets distributed throughout the residence.

## WILDFIRE-RESILIENT CONSTRUCTION

The residence includes wildfire-resilient construction and fire-protection measures for Ventura's hillside environment.

- **NFPA 13D automatic fire sprinkler system** throughout the residence and JADU, with concealed sprinkler heads.
- **1-hour-rated exterior wall assemblies** incorporating 5/8" DensGlass exterior sheathing and 5/8" Type X gypsum board at the interior face, with fire-retardant-treated framing where specified.
- **Class A asphalt-shingle roof** with Presidential-style architectural shingles, the highest roof-covering fire classification.
- **Fire-resistant Vulcan attic vents**, including five gable vents and three dormer vents, designed to reduce ember intrusion.
- **Noncombustible fiber-cement siding** paired with ignition-resistant, Class A flame-spread-rated, WUI-compliant TimberTech Vintage Collection roof-deck decking.
- **Hardwired, interconnected smoke alarms** with battery backup.
- **Defensible-space landscape design** being developed to address Ventura Fire Department vegetation-management and wildfire-resilience requirements.
- **Poured-in-place concrete foundation and stem walls** with an engineered structural system.

## Material & design palette

- **Warm Ivory** — Walls & ceilings
- **White Oak** — Flooring & cabinetry
- **Taj Mahal** — Natural quartzite
- **Jet Black** — Windows & metalwork
- **Weathered Teak** — Roof-deck finish

## NOTES

Specifications are based on the owner's construction documents and purchase orders as of **September 2026**. **Specifications, materials, fixtures, finishes, and other selections may be refined prior to completion.**

Per the City of San Buenaventura conditions of approval, the JADU may not be rented short-term.

Square footages are taken from the approved plans. Buyers should independently verify square footage, specifications, and other property information.