

2335 Sunset Drive

Ventura, California 93001

Feature & Specification Sheet

Comprehensive redevelopment, 2025–2026
Architect: Ashkan Afshari, a+a Architects

2,433 SF MAIN RESIDENCE	3 + office / 3½ BEDROOMS (OR 4) / BATHS	377 SF Studio JUNIOR ADU	748 SF 3-CAR GARAGE	600 SF ROOF DECK	7,840 SF LOT
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A Thoughtfully Reimagined California Residence

2335 Sunset Drive is a comprehensive redevelopment that pairs warm contemporary architecture with elevated materials, expansive glass, refined detailing, and building systems replaced throughout as part of the 2025–2026 redevelopment. The interiors are defined by wide-plank white oak flooring, natural Taj Mahal quartzite, black aluminum windows and doors, trimless drywall detailing, layered architectural lighting, **10' high cove ceilings in the great room, kitchen / casual dining area, and primary suite**, and a floating staircase framed by a 17'-6"-tall window.

Rebuilt from the foundation up under an owner-managed construction program, the residence has been designed with an emphasis on quality, functionality, and understated luxury. From the custom cabinetry and plumbing fixtures to the mechanical, electrical, plumbing, glazing, and structural systems replaced in the redevelopment, the home has been considered from the inside out.

SIGNATURE DETAILS

- **10' cove ceilings** — great room, kitchen / casual dining area, and primary suite.
- **Sculptural floating stair** — Viewrail FLIGHT Mono with white oak treads, Onyx rod railing, and LED tread lighting.
- **Stair-tower window** — 7'-3" x 17'-6" twelve-lite fixed window.
- **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.
- **Ocean and city-lights views** — 180-degree view of the ocean, the islands, and the city lights.
- **600 SF roof deck** — TimberTech Vintage Collection decking in Weathered Teak.
- **Custom cabinetry** — quartersawn white oak, painted maple, and tailored built-in storage throughout.
- **Expansive laundry and storage** — full-height cabinetry and linen storage.
- **13'-6" clear garage height** — three-car, 748 SF garage with three 8' x 8' doors.
- **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 Hardie siding, and WUI-compliant TimberTech decking.

THE RESIDENCE

- **Two-level main residence — 2,433 SF** with three bedrooms plus an office, or four bedrooms, and 3½ baths, expanded on both levels and designed for indoor-outdoor living.
- **Primary suite** with adjoining office, walk-in closet, and bath.
- **Junior ADU — 377 SF** private studio with full kitchen, full bath, independent heating and cooling, and separate living capability.
- **Attached three-car garage — 748 SF**, added in the 2025–2026 redevelopment, with three **8' wide x 8' high garage doors**, transom windows above each door, and **13'-6" clear interior height**.
- **Street-to-street lot.**
- **600 SF roof deck** above the garage creates an additional outdoor living and entertaining area.
- **Fire sprinklers throughout the residence and JADU**, utilizing an NFPA 13D wet system with concealed sprinkler heads.
- **Mechanical, electrical, and plumbing systems replaced** as part of the 2025–2026 redevelopment.
- **Poured-in-place concrete foundation and stem walls** with an engineered structural system, placed September 2026.
- **Class A roof** with Presidential-style architectural shingles, installed as part of the redevelopment.

EXTERIOR ARCHITECTURE & OUTDOOR LIVING

- **White James Hardie fiber-cement vertical siding** paired with **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**, equal to roughly 26% of the main residence floor area, bringing natural light throughout the home.
- **180-degree view of the ocean, the islands, and the city lights.**
- **Stair-tower window:** 7'-3" x 17'-6" twelve-lite fixed window creates a signature architectural focal point while 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** and a **10' French door with sidelites at the primary suite** connect interior and exterior spaces.
- **600 SF elevated roof deck** 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.

INTERIOR ARCHITECTURE & FINISHES

- **10' high cove ceilings** in the great room, kitchen / casual dining area, and primary suite create a greater sense of volume while adding architectural definition to the principal rooms.
- **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 for a soft, cohesive interior palette.
- **7' solid-core Masonite Logan interior doors** with 5/4 poplar jambs and integrated silencers.
- **Viewrail FLIGHT Mono floating staircase** featuring a sculptural 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, a contemporary focal point without gas service or venting.
- **Solar tubes with integrated lighting** to bring in natural daylight.
- Ceiling fans provided in the bedrooms.

DESIGNER KITCHEN

The kitchen serves as the heart of the home, combining natural materials, tailored cabinetry, thoughtful functionality, and a strong connection to the adjoining outdoor spaces.

- **10' high cove ceiling** enhances the scale of the kitchen and adjoining casual dining area.
- **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 for an uninterrupted stone feature.
- **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.
- **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.
- The adjoining **casual dining area opens through two 11' bifold doors**, transforming the kitchen and dining space into an indoor-outdoor entertaining area.

LAUNDRY & HOUSEHOLD STORAGE

A dedicated utility zone designed with the same attention to cabinetry, storage, and finish as the primary living spaces.

- **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.

PRIMARY SUITE

A private second-level retreat combining the bedroom, office, dressing area, and bath.

- **10' high cove ceiling** gives the primary suite additional volume and architectural character.
- Spacious primary bedroom with an adjoining **private office or fourth bedroom.**

- Dedicated **walk-in closet** with natural daylight provided by a solar tube.
- **10' French door with sidelites** connects the suite directly to the exterior.

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.
- **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.
- Large-format tile throughout.
- **LED-illuminated architectural shelf at the soaking tub** adds another layer of ambient lighting.

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**.

JUNIOR ADU

The **377 SF Junior ADU** is designed as a fully independent studio, suited to extended family, guests, a home office, or other permitted residential use.

- 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.

MECHANICAL, ELECTRICAL & PLUMBING

Behind the finishes, the building systems were replaced as part of the 2025–2026 redevelopment.

Heating & Cooling

- **High-efficiency heat-pump systems** serving the residence.

- Variable-speed fan coils for improved temperature control and comfort.
- Separate ductless heat-pump system serving the JADU.

Domestic Hot Water

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

Electrical

- **200-amp electrical service and wiring**, installed as part of the 2025–2026 redevelopment.
- LED recessed architectural downlighting throughout.
- Decorative wall sconces and pendant lighting.
- **¾-inch conduit roughed to 11 window locations** for future motorized window shades.
- Dedicated **240V / 50A circuits**.
- Spare underground conduit stubbed from the electrical panel for future expansion.
- Data and television outlets distributed throughout the residence.

Plumbing

- **Domestic water supply and drainage systems replaced** as part of the 2025–2026 redevelopment.

WILDFIRE-RESILIENT CONSTRUCTION

The residence has been designed with multiple layers of wildfire-resilient construction and fire-protection measures appropriate 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**, 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 James Hardie fiber-cement siding** paired with ignition-resistant, Class A flame-spread-rated, WUI-compliant TimberTech Vintage Collection roof-deck decking.
- **Low-E tempered insulated glass** in aluminum frames with Title 24 performance modeled at U-factor 0.30 and SHGC 0.23.
- **Hardwired, interconnected smoke alarms** with battery backup.
- **Defensible-space landscape design** being developed to address Ventura Fire Department vegetation-management and wildfire-resilience requirements.

A COMPREHENSIVE REDEVELOPMENT

Rather than a cosmetic renovation, 2335 Sunset Drive is a comprehensive redevelopment that combines the character and established setting of the original property with the systems, materials, comfort, and architectural detailing associated with a ground-up custom build, completed as part of the 2025–2026 redevelopment.

Expansive glass, natural white oak, quartzite stone, architectural lighting, concealed detailing, indoor-outdoor living spaces, a private Junior ADU, three-car garage, roof deck, and building systems replaced throughout come together in a residence designed to feel both sophisticated and distinctly Southern Californian.

Notes for the Listing Agent

Specifications are based on the owner's construction documents and purchase orders as of **September 11, 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 used as a short-term rental while occupied as a dwelling.

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