



14810 Sutton St,
Sherman Oaks, CA 91403-4145

Certified on August 16, 2023
Pearl Gold Certificate | Pearl Score: 881

Learn more about this Pearl Certified home's benefits: read the free report at www.pearlcertification.com/registry.

Pearl Certification is a national firm that provides third-party certification of **high-performing homes**: homes with "performance assets" that make them **healthy, safe, comfortable, energy and water efficient**. Pearl is an ENERGY STAR Partner.

This Pearl Gold home has verified high-performing assets for a number of features that enhance the quality of life for its owners. Pearl Certified: it's what value *feels* like.

What You Need to Know

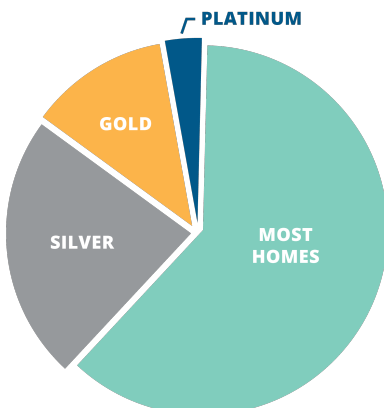
This home has many high-performing features, including its heat pump water heater, heat pump, led lighting, windows and air sealing.

This home will be healthier, more comfortable, cleaner and quieter, and cost less to operate, than most California homes.



Gold Certified: Special Performance Features of this High-Performing Home

U.S. Homes Eligible for Pearl Certification Levels



Heat Pump Water Heater: Top 1% of CA homes

Heat Pump: Top 1% of electric-heated homes

LED Lighting: Very efficient lighting

Windows: High efficiency rating

Air Sealing: Top 15% of CA homes

Room Ventilation: Lower indoor humidity

Attic Insulation: Better-insulated than average

Thermostat: Smart home feature

Refrigerator: Very efficient

14810 Sutton Street

[Feature List]

[Sustainability/Efficiency Features]

- Pearl Certification
- All electric - Solar Ready
- Heat pump HVAC system
- Heat pump water heater
- Level 2 EV charger
- Bluetooth thermostat
- Argon filled dual pane windows
- EnergyStar appliances
- LED lighting throughout
- Extra insulation

[Updates]

- New Electrical with new panel
- New Plumbing
- New Roof
- Security system

[Lifestyle Features]

- High ceilings with an Open Floor Plan
- Modern open concept layout combines living room and dining area.
- Ocean Breeze Oak Engineered hardwood floors.
- Gourmet kitchen with custom cabinetry and quartz countertops
- Designer Lighting throughout
- High-end Thermador appliances package including microwave drawer and oven.
- Dining room with a modern chandelier
- Enticing electric fireplace in Livingroom with accent venetian plaster and wood veneer Slat panels
- Double laundry closet with cabinetry
- 2 Full Bathrooms one with bathtub and one with shower
- Large Primary bedroom with accent wall and ceiling fan
- Large Primary bathroom with a soaking tub, a large rain-shower and skylight for a natural light, with a separate toilet area
- Large principal walking closet with cabinetry
- Sliding doors open to a large yard and patio.
- Build-in BBQ area in large patio
- Terrace with a Fire Pit
- New Sparkling Pool with a heated Spa
- Ring – Video Doorbell
- Wired for WIFI, TV in each room
- Wired for sound system with speakers in living room, dining room, kitchen and outdoors

Presented by

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