

Redesigning



Real Estate

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DRE 01431920



Welcome To

1321 LENNOX WAY,
SUNNYVALE, CA

A Thoughtful Architectural Refinement

1321 Lennox Way presents a rare opportunity — an authentic Eichler residence defined by clean geometry, natural light, and seamless indoor-outdoor living.

The vision is not to reinvent the home, but to carefully elevate it. The goal is to clarify its architectural lines, simplify its palette, and highlight the elements that make it exceptional.

This approach is rooted in restraint. Each update is intentional and measured, preserving the integrity of the original design while positioning the home confidently within today's luxury market.

The result is a curated mid-century residence that feels timeless, cohesive, and effortlessly move-in ready.



Exterior Paint Strategy



Exterior: Presence with Intention

The exterior will be reimagined through a carefully curated palette designed to highlight the home's horizontal lines and architectural rhythm.

Rather than dramatic reinvention, the approach focuses on:

- A sophisticated body color that enhances structure and shadow
- Refined beam and trim contrast to accentuate mid-century form
- A quietly confident front door tone — a welcoming focal point

The result will be a façade that feels composed, intentional, and architecturally grounded — one that captures attention in photography while remaining authentic in person.

Exterior Color Palette Proposal



Body (Primer/Base Color):

- **BM - White Dove (OC-17) - Satin**

Trim (windows, fascia, eaves,garage door):

- **BM Wrought Iron (2124-10) - Satin**

Front Door (Statement Color):

- **BM Rust (2175-30) - Satin**



The proposed exterior palette has been carefully selected to honor the architectural integrity of the Eichler design while elevating its presence for today's market.

Body – Benjamin Moore White Dove (OC-17)
White Dove offers a warm, refined off-white that enhances the clean horizontal lines of the home without feeling stark or contemporary. Its soft undertones complement natural landscaping and California light beautifully, creating a timeless and welcoming exterior. This shade maintains architectural authenticity while broadening buyer appeal.

Beams, Fascia & Trim – Benjamin Moore Wrought Iron (2124-10)
Wrought Iron is a deep, sophisticated charcoal that reads as a soft black. In a matte finish, it reinforces the strong structural lines characteristic of Eichler homes, adding depth and contrast against the lighter body color. The result is crisp, architectural definition without harshness.

Front Door – Benjamin Moore Rust (2175-30)
Rust introduces a muted, mid-century inspired burnt orange that feels intentional rather than trendy. This warm, earthy tone references classic Eichler palettes while providing a striking focal point. It enhances curb appeal, photographs beautifully, and creates a memorable first impression without overpowering the façade. Together, this combination delivers a balanced, architecturally respectful exterior that feels fresh, elevated, and market-ready—designed to increase perceived value while remaining true to the home's modernist roots.

Material Investment: \$1,200
Labor Cost: \$2,500

TOTAL: \$3,700

Interior Paint Strategy



Interior: Light, Continuity, and Balance

Inside, the home will be refreshed with a cohesive paint scheme selected to elevate natural light and unify the living spaces.

The original ceilings and beams — essential to the Eichler identity — will remain preserved, allowing the architecture to continue telling its story.

The refined interior palette will:

- Enhance spatial flow
- Create a sense of calm sophistication
- Modernize gently without erasing character
- Provide a neutral canvas for future homeowners

The atmosphere will feel curated, luminous, and quietly elevated.

Interior Paint Strategy



Architectural Balance & Material Contrast

The existing ceiling and exposed beams are key architectural elements and should be retained as-is. The white ceiling maintains brightness and continuity throughout the home, while the black beams provide strong structural definition and mid-century character. Preserving these features maintains authenticity and avoids unnecessary visual disruption.

To create balance, surrounding wall surfaces are simplified. Lightening the vertical planes allows the beams and brick fireplace to remain focal points without competing materials overwhelming the space.

To create a cohesive and timeless interior, it is recommended to use Benjamin Moore **White Dove (OC-17)** in an eggshell finish throughout the entire home.

Using one consistent color enhances flow between rooms and allows architectural elements — such as the black beams, brick fireplace, and wood cabinetry — to stand out without visual competition. White Dove is a soft, warm white that brightens the space while complementing existing warm materials.

Ceilings should remain as-is, and the exposed beams should be preserved to maintain architectural contrast and character.

A medium warm oak flooring is recommended to harmonize with the brick and red oak cabinetry, avoiding cool or gray undertones.

This approach creates a clean, balanced, and timeless interior with strong resale appeal.

Material Investment: \$1,000

Labor Cost: \$3,600

TOTAL: \$4,600

Updates by Space

Bright, Modern, and Inviting



Lighting as Architecture

Given the structural constraints typical of Eichler construction, lighting will be curated thoughtfully within existing frameworks.

Enhancements may include:

- Architectural mid-century inspired fixtures
- Layered illumination to create warmth and depth
- Removal of dated elements in favor of streamlined forms
- Evening ambiance that enhances glass and structural lines

Lighting will serve as both function and atmosphere — subtly amplifying the emotional experience of the home.

Outdoor

UPDATES



House Number Placement

The house numbers will be relocated vertically on the wall to the right of the front door, positioned immediately after the sidelight glass panels. This placement avoids visual congestion around the sconce and door hardware, allowing the entry composition to feel intentional and balanced.

Installing the numbers in a vertical alignment reinforces the clean architectural lines typical of Eichler design, while black numerals against the White Dove backdrop provide strong contrast, improved legibility, and a refined, modern presentation.



1 - Outdoor Wall Sconce
Dimensions : 7.87"L x 5.71"W x 11.81"H

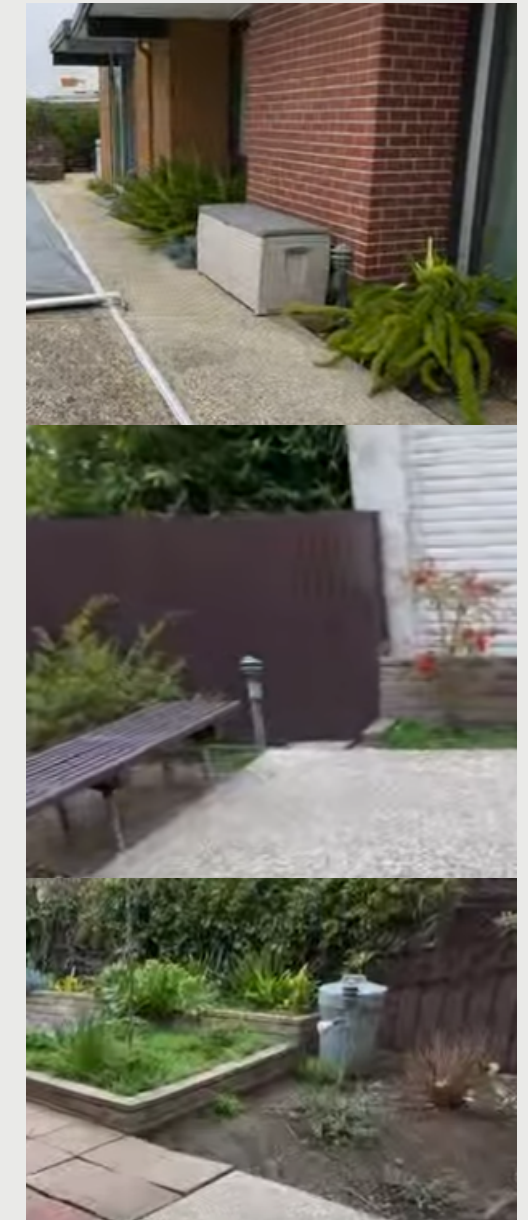
Backyard Path Lighting Update

The existing backyard path light fixtures will be retained and refinished to match the color of the home's trim, creating a more cohesive and unified exterior appearance. Rather than replacing the fixtures, this approach preserves the original elements while visually refreshing the space.

The fixtures are currently difficult to remove due to their existing installation and integration with the landscape infrastructure. For this reason, refinishing them presents a practical and preservation-minded solution. Painting the fixtures to align with the trim will allow them to blend more seamlessly into the architecture, reducing visual clutter while maintaining the integrity of the home's mid-century character.

If removal proves feasible and replacement becomes possible, the recommended alternative would be a low-profile LED Landscape Flood Fixture in dark gray. This option offers a discreet, architectural presence and improved performance while remaining consistent with the home's modernist aesthetic.

2 - LED Landscape Flood Fixture
Dimensions : 6.25"L x 2.63"W x 2.63"H



Total Material Investment: \$64.99

Total Installation Cost: \$150

TOTAL: \$235

Atrium

UPDATES



1 - Outdoor Wall Sconce
Dimensions : 7.87"L x 5.71"W x 11.81"H

2 - Outdoor Wall Sconce (2X)
Dimensions : 7"L x 4.75"W x 7"H

3 - LED Landscape Flood Fixture
Dimensions : 6.25"L x 2.63"W x 2.63"H

The atrium landscape lighting will follow the same approach as the backyard. Rather than replacing the existing fixtures, they will be refinished and painted to match the trim color, ensuring visual continuity throughout the property while preserving the original elements. Painting the fixtures allows them to blend seamlessly with the architecture, reducing visual distraction and reinforcing the home's mid-century character. The existing beam-mounted fixtures will be replaced with refined double-cylinder spot lights to better align with the updated exterior lighting scheme. This creates a cohesive architectural lighting language, allowing the overhead illumination to visually relate to the surrounding landscape lighting. To further reinforce cohesion, the atrium walls will be painted Benjamin Moore **White Dove (OC-17)** in a satin finish, matching the exterior body color. Trim elements will remain Benjamin Moore **Wrought Iron (2124-10)** in satin to maintain strong architectural definition, while the front door in Benjamin Moore **Rust (2175-30)** in satin will continue to serve as a warm statement element.



Total Material Investment: \$152.01
Total Installation Cost: \$50

TOTAL: \$202

Living Room

UPDATES

Living Room Update

The living room update follows a strategy of preservation and refinement, enhancing the space while honoring its mid-century character.

The **original brick fireplace** will remain, maintaining warmth and architectural authenticity. The carpet will be replaced with **Malibu Wide Plank – French Oak Fairfax LVP**, introducing a cohesive, durable surface that complements the home's clean geometry.

The **original tile** will be preserved to help define transitions between spaces and retain an important architectural feature of the home. This decision maintains material contrast and reinforces the original design intent.

Walls throughout the home will be painted Benjamin Moore **White Dove (OC-17)** in an **eggshell finish**, creating a bright, unified backdrop. The ceiling, exposed beams, and **original white globe fixtures** will remain as is, preserving the home's architectural integrity.

Together, these updates modernize the living room while respecting its original design.



Dining Room

UPDATES



The dining room will follow the same cohesive design direction established throughout the home. The flooring will transition seamlessly into **Malibu Wide Plank – French Oak Fairfax LVP**, ensuring visual continuity and a unified flow between living spaces.

Walls will be finished in Benjamin Moore **White Dove (OC-17)** in an eggshell finish, maintaining a soft, neutral backdrop that enhances natural light and allows architectural elements to remain the focal point. The ceiling and exposed beams will remain as is, preserving the home's original character and structural rhythm.

The existing chandelier will be replaced with the **Clearmont 4-Light Dimmable Modern Linear Chandelier**, a refined mid-century inspired fixture featuring a clean linear silhouette and simple globe shades. Its balanced proportions and understated design complement the home's architectural language while creating a subtle focal point above the dining table.

Together, these updates create a cohesive dining space that feels timeless, elevated, and thoughtfully modernized.



1 - Linear Chandelier
Dimensions : 9.8" H x 59" W x 59" D

Total Material Investment: \$380.99
Total Installation Cost: Free

TOTAL: \$381



1 - Black ceiling light LED (2X)
Dimensions : 78.7"L x 1.42"W x 2.09"H

2 - Cabinet Handles (35x)
Dimensions : 3.94"L x 0.69"W



Kitchen

UPDATES

The kitchen updates are guided by a principle of preservation and refinement. Rather than replacing original elements, the existing cabinetry and countertops will be maintained, honoring the home's architectural authenticity and material continuity. The original millwork contributes warmth and reinforces the mid-century character, preserving the integrity of the space without unnecessary structural intervention.

Lighting will be thoughtfully upgraded by replacing the existing flush mount fixtures with slim black LED ceiling lights installed parallel to the exposed beams. This alignment reinforces the home's structural rhythm and horizontal geometry, allowing the lighting to read as an architectural extension rather than a decorative addition.

The existing white globe pendants will remain, maintaining their sculptural mid-century presence and creating a balanced contrast with the new linear elements.

These restrained enhancements modernize the space while respecting its architectural foundation — achieving a refined, cohesive, and market-ready result.

Total Material Investment: \$275
Total Installation Cost: \$50

TOTAL: \$325

Laundry

UPDATES



1 - Cabinet Handles (07x)
Dimensions : 3.94"L x 0.69"W



The laundry room will be refreshed to create a lighter, more cohesive space. Existing shelving above the counter will be removed to improve visual flow and openness. Walls will be painted **White Dove (eggshell)** to match the rest of the home.

The cabinetry will be refinished and updated with the same hardware used in the kitchen to maintain design continuity. The globe light fixture will remain to preserve the home's mid-century character. The existing tile countertop will be refinished, and the tile glazing will be updated in **Pure White** for a clean, seamless, and durable surface. Flooring and baseboards will follow the standard used throughout the house, ensuring a cohesive transition between spaces.

Total Material Investment: \$29.99

Total Installation Cost: Free

TOTAL: \$30

Electrical & Hardware

UPDATES

All switches and outlets will be replaced to ensure visual consistency, improved functionality, and long-term reliability. Updating these elements is essential not only for safety and performance, but also for achieving a clean, cohesive aesthetic throughout the home. Modernized switches and receptacles eliminate discoloration, wear, and mismatched finishes, reinforcing a more refined and intentional presentation across all spaces.

Door hardware and locks will also be replaced to enhance both security and design continuity. New locksets provide improved durability and functionality while aligning with the home's updated material palette. Consistency in hardware selection plays a key role in elevating the overall perception of quality and attention to detail.

Existing wood doors will be lightly sanded and refinished with a matte varnish, preserving the natural warmth of the wood while refreshing their appearance. The matte finish maintains a modern, understated character that complements the architectural simplicity of the home without introducing unwanted sheen.

Together, these updates strengthen cohesion, improve performance, and elevate the overall finish quality of the interior.

1 - Matte Black Privacy Interior Door Handle (x12)

2 - Leviton Decora Smart Type (need count)*



*Total Material Investment: \$239.99

Total Installation Cost (includes Labor for Electrician): \$750

TOTAL: \$990

Bedrooms

UPDATES

All bedrooms will follow the same cohesive material palette used throughout the home. Walls will be painted White Dove (eggshell finish) to maintain visual continuity and enhance natural light. Flooring will be the selected Malibu Wide Plank – French Oak Fairfax LVP, ensuring a seamless transition across spaces. Switches and baseboards will match the rest of the house in White Dove with a satin sheen, reinforcing consistency in finish and detail.

Existing shelving and built-in desks will be removed to create cleaner lines and a more flexible layout.

The bedroom with direct access to the atrium will retain its existing globe light fixture, preserving character and maintaining architectural continuity.

The bedroom currently clad in wood paneling will have the walls painted to align with the updated interior direction. A linear track system with six adjustable spotlights will be installed along the beam, providing flexible, layered illumination while highlighting the architectural structure.

The smallest bedroom will receive plug-in wall sconces, introducing soft, ambient lighting and maximizing functional wall space without requiring additional ceiling modifications.

Together, these updates create calm, unified bedroom environments that balance architectural respect with modern refinement.



1 - Track Lighting Kit
Dimensions: 40"L x 5"W x 5"H



2 - Plug in Wall Sconce
Dimensions: 19.7"L x 10"W x 16"H



Total Material Investment: \$220.58
Total Installation Cost: \$200

TOTAL: \$421

Bedrooms

UPDATES

As part of the overall refinement of the home, the existing hallway and closet ceiling fixtures will be replaced with ILUCEZZO 20W Dimmable Cylinder LED Flush Mounts in Rustic Black.

The selected fixture features a clean, cylindrical form that aligns with the home's mid-century architectural language, emphasizing simplicity, geometry, and restraint. Its low-profile silhouette maintains visual clarity along circulation paths while providing strong, even illumination.

The 3000K warm white LED light enhances comfort and visibility in transitional spaces, creating a welcoming atmosphere without harsh glare. The dimmable functionality allows flexibility throughout the day, supporting both practical brightness and softer evening lighting.

Beyond aesthetics, this upgrade improves energy efficiency, longevity, and overall performance. The result is a cohesive, intentional lighting strategy that elevates everyday spaces while reinforcing the home's refined and modernized character.

1 - Cylinder Ceiling Light
Dimensions: W5.9" *H4.7"



Total Material Investment: \$209.97

Total Installation Cost: Free

TOTAL: \$210

Bathroom Updates

Bath Enhancements: Strategic Cosmetic Upgrades

The bathrooms present an important opportunity to elevate the overall perception of the home through focused cosmetic updates. Rather than pursuing structural renovations, the recommendation is to enhance key visual elements that immediately influence buyer impression. A primary improvement involves **refinishing the existing vanities** in a carefully selected, elevated tone. Choosing a cohesive, modern color helps unify the home's updated palette while reducing visual heaviness. This simple change modernizes the space without the cost of full replacement. Updated hardware selections are equally impactful. Introducing clean-lined, contemporary pulls adds refinement and subtle detailing that signals intentional design. The replacement of existing mirrors is strongly recommended. Larger, simplified mirrors with minimal framing create a brighter and more current aesthetic while visually expanding the space. Lighting upgrades are also essential. Modern fixtures with clean silhouettes improve both functionality and ambiance, ensuring the bathrooms feel fresh, well-lit, and market-ready. Together, these strategic updates create bathrooms that feel modern and cohesive, reinforcing a polished, move-in-ready presentation. The result is a subtle yet powerful transformation that increases buyer confidence while maintaining architectural integrity.

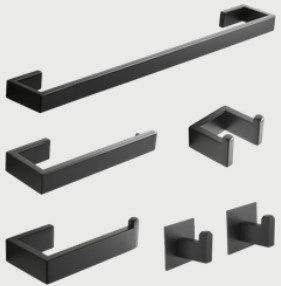


Primary

BATHROOM DESIGN



- 1 - New Towl Bar Set
- 2 - One-Handle Single Hole Bathroom Faucet (x2)
- 3 - White Ceramic Bathroom Sink
Dimensions : 43.3" L X 16.54" W X 5.31" H
- 4 - Vanity Light
Dimensions : 39.4"L x 3.2"W x 4.5"H
- 5 - LED Anti-Fog Tempered Mirror
Dimensions : 57" x 36"
- 6 - Cabinet Pulls (7X - one for foldable door)
Dimensions : L6.8" XW 0.43"
- 7 - 56-60" W x 75" H Frameless Sliding Shower Door



The primary bathroom will be updated to enhance functionality and overall refinement while preserving key elements such as the existing mirrors.

The vanity will be widened to accommodate a larger single sink with two separate faucets, improving daily usability while maintaining a clean, uninterrupted basin design. This dual-faucet configuration adds comfort and elevates the overall value of the space.

the counter will be glazed white

A custom 1 1/8" off-white marble-effect glass composite countertop will replace the existing surface, paired with the Turner 43" white ceramic rectangular sink. Matte black Moen faucets will introduce contrast and reinforce a cohesive hardware palette.

Cabinets will be sanded and refinished in a slightly lighter matte wood tone, with matte black linear pulls added for a refined, modern finish.

Lighting will be upgraded with a slim matte black linear LED fixture, and the shower will receive a new shower door frameless fixed glass panel, creating a lighter, more open composition.

Total Material Investment: \$950.24

Total Installation Cost: \$1,250

TOTAL: \$2,200

Hallway

BATHROOM DESIGN



1 - Vanity Lights
Dimensions : 34.72"L x 7.75"W x 8.26"H

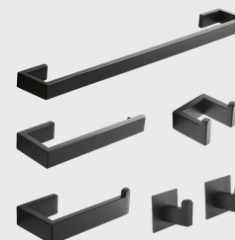
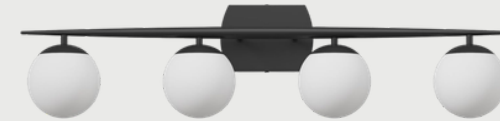
2 - Vanity Bathroom Mirror
Dimensions : 48"x36"

3 - Bathroom Faucet (1X)

4 - Single Bathroom Vanity
Dimensions : 48" W X 19.7" D X14.7" H

5 - Frameless Bath Panel
Dimensions : 25" X 58.25"

6 - Bathroom Hardware Accessories Set



The hallway bathroom will be refreshed with a clean, modern approach consistent with the home's overall design direction.

The vanity will feature the Alma 59" integrated sink, providing a seamless, durable surface with generous counter space. Existing cabinets will be sanded and refinished in a slightly lighter matte wood tone, with matte black linear pulls added for contrast and continuity.

A rectangular framed mirror and slim linear LED fixture will modernize the space while maintaining clean lines. The shower will receive a frameless fixed glass panel, creating a lighter, more open feel.

Together, these updates deliver a cohesive and refined bathroom with improved functionality and clarity.

Total Material Investment: \$1,895.72

Total Installation Cost: \$1,250

TOTAL: \$2,322

Flooring Plan

Flooring Strategy

A medium warm oak LVP was selected to create harmony with the home's existing materials, including the brick fireplace, red oak cabinetry, and exposed beams. The warm oak tone avoids gray undertones and provides a cohesive, timeless look that supports the home's mid-century character while modernizing the overall presentation.

The existing entry tile will be maintained to preserve architectural authenticity and provide material contrast at the atrium transition. Retaining this element respects the original design and ensures a balanced, thoughtful update.

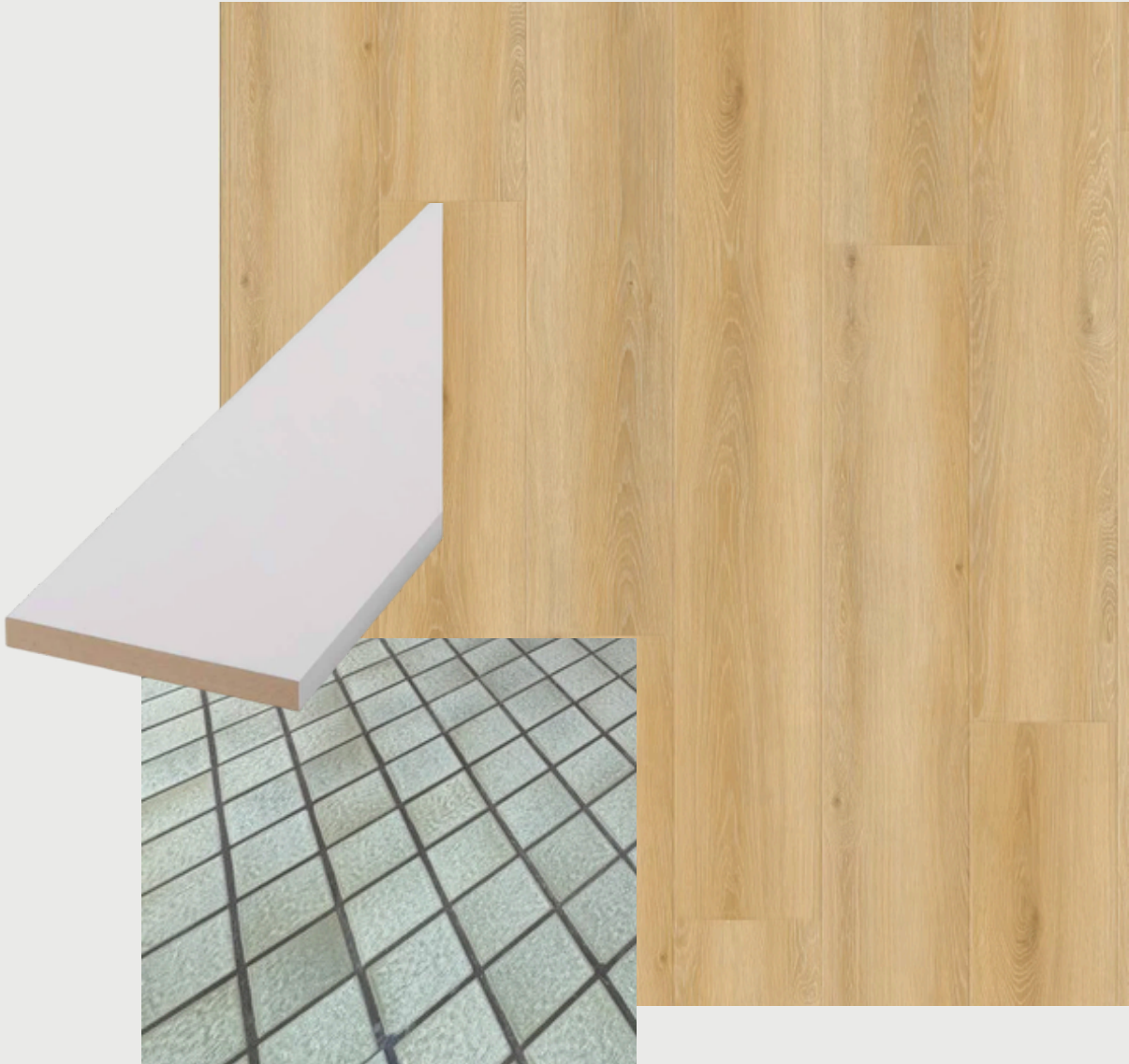
Together, the new flooring and preserved tile create a cohesive and market-ready interior with warmth and continuity.



Flooring Plan

The Ben Nevis LVP by Lago was selected for its balanced tone and refined character, offering a clean, contemporary foundation that enhances spatial continuity throughout the main living areas. The plank format promotes visual flow, minimizing interruptions and supporting a cohesive layout. Its subtle grain variation and matte finish provide a natural, understated texture that complements the home's architectural lines without overwhelming the space. The color profile maintains warmth while remaining neutral, allowing key design elements and structural features to remain the focal point. From a performance standpoint, the luxury vinyl plank construction offers durability, moisture resistance, and long-term stability suitable for everyday living. The installation system ensures efficiency while supporting reliable performance over time. This selection reinforces a cohesive, polished presentation while maintaining practicality and resilience appropriate for modern use.

- 1 - Primed MDF Craftsman Baseboard Moulding
Dimensions: 1 1/16" x 5-1/2" x 96"
- 2 - Ben Nevis Lago SPC flooring planks (BP703)
Dimensions: 9" Width x 60" Length x 6.5mm Thickness



Total Material Investment: \$7800
Total Installation Cost: \$7355
Demolition and Dump Fees of Old Floors: \$500

Lighting Selection



Timeline

Proposed Timeline	TASK- GO to Market
2/22	Review Plan and finalize updates
2/24	Painting & Handyman work booked with/ Sandro (2/24 - 3/12)
2/24	Coming Soon Sign Post in ground
3/3	Coming Soon- "Members Only DO NOT Show"
3/10	Hang new mirrors, hardware, lights
3/11	Garden Refresh - Mulch / chips, new garden lights
3/13	Power-wash exterior including patios, driveway and home + windows washed inside and out including screens and tracks
3/14	Deep cleaning interior by Yazmin Cleaning
3/16	Professionally staged by Encore
3/17	Available to show by Appointment only "Members only SHOW"
3/17	Photoshoot & Video w/Evoke Media (48 hr turn around for Videos) 12pm
3/18	Production of marketing materials (website, mailers, social media, video etc)
3/18	GO live on MLS and all consumer facing websites, Zillow, Redfin etc
3/18	Broker Tour - Open to the Public (9:30am-12:30pm)
3/21	1st Weekend Open House 1-4pm (3/21 & 3/22)*
3/25	Offers to be reviewed if strong interest from weekends traffic
3/26	Champagne Twilight Tour Open House (4:30pm-7:30pm)
3/28	2nd Weekend Open House 1-4pm (If needed 3/28 & 3/29)
	<i>*Evaluate traffic and discuss setting offer date if warranted or host 2nd weekend of open house for more exposure</i>

Feb 24 - Mar 12

Paint & Install new fixtures

Mar 13 - Mar 17

Deep cleaning, windows washed, staging & photoshoot

Mar 18

Live on MLS

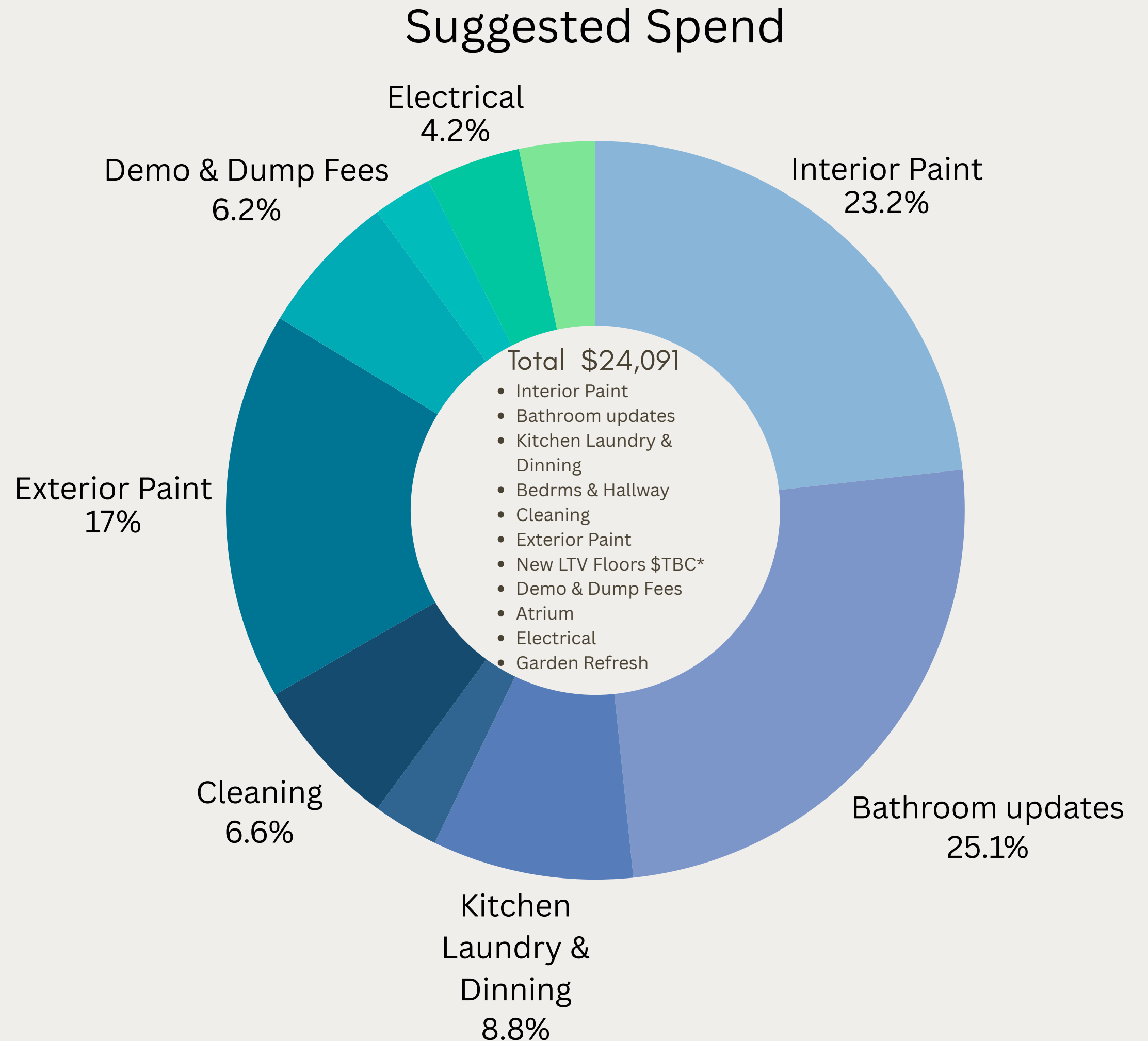
Mar 21-22

Open House

Estimated Budget

These suggestions have a minimal spend for maximum ROI. Though we can never quantify the exact ROI we are confident there is no stone left unturned in generating the best market outcome. We are hopeful you will consider them.

- These are estimates based on visual inspection and based on todays current pricing. Approval for all work will be obtained by client prior to any projects started
- All vendors will be scheduled, managed and paid by RickSmith.co who will be reimbursed at time of Escrow
- Invoices and receipts will be provided for all labor and materials
- RickSmith.co will provide FREE labor to install all hardware, light fixtures & mirrors





Thank you

We look forward to working with you & getting you top dollar for your property

