

Upgrades to 1275 Cyan Lane, Palm Springs 92262

First occupied January 2018

Escena gated, golf course community, Toll Brothers development, Brizo model. Lightly used, weekends only.

2 master suites plus den. 2.5 baths. 1984 sq ft. 5100 sq ft. lot. 10x25 pool/spa.

Upgrades (and approx. cost)

- Mid-century roofline, with 12-16' sloping ceiling in great room, extra height windows - \$ 30,000
- Glass garage door - \$ 6000
- Paver driveway, front walk - \$ 4100
- Added hardscape with paver edges to rear yard - \$ 6000
- Slider in MBR - \$ 6600
- Electrical outlet in LR floor - \$ 550
- Upgraded front door, 9', frosted glass - \$ 5500
- Stacked white quartz on front of house - \$ 7500
- Den option, framing - \$ 1500
- Glass tile wall in powder bath - \$ 4000
- Tile backsplash in laundry - \$ 700
- Upgraded cabinets throughout (kitchen, 3 baths, laundry, drop zone) - \$ 22,000
 - Real wood front, "smoke" color veneers, plywood cab boxes, plywood/dovetail drawer boxes (no particle board).
- Epoxy garage floor - \$ 1800
- Concrete floors, ground/polish 8 times, Level 2 gloss finish - \$ 14,000
- Custom kitchen backsplash tile and den wall tile, Italian Mosaico+, micro mosaic - \$ 11,000
- Upgraded kitchen island quartz - \$ 5000
- Frosted glass kitchen pantry door - \$ 1600
- Added bar with cabs and wine fridge - \$ 5900
- EV car charger in garage \$ 500
- Upgraded shower tile, both bathrooms - \$ 3200
- MBR shower glass wall - \$ 1300
- Fancy lighting - \$ 9000
- Kitchen under-cab LED lights, electrical outlet strips under cabs (no wall outlets) - \$ 800
- Extra height mirrors, all 3 bathrooms, master with 2 sconces in mirror - \$ 1700
- Bubbling water feature at front door - \$ 1400
- Pool upgrades:
 - Orange glass tile at spa wall and step strips - \$ 1200
 - Fountain wall with 3 scuppers, separate pump for fountain - \$ 8600
 - Custom dimensional tile at waterline and fountain wall - \$ 1100
 - Multi-color LED pool/spa lighting - \$ 800
 - Auto-chlorinator in filter - \$ 400
- 18 panel **owned** Tesla solar system generates 100% need (credit every month) - \$ 22,932
- Premium lot faces SW, nice view of departing planes, minimal airport noise. Excellent view of mountains and palm trees in foreground, all up-lit at night by HOA. Lot is one of very few without a house behind blocking view.

Total upgrades: \$ 184,732