PROPERTY UPGRADES & IMPROVEMENTS

13362 Portal | Tustin, CA 92782

KITCHEN & INTERIOR

Kitchen Remodel	Updated kitchen with quartz countertops, a large peninsula with breakfast-bar seating, updated cabinetry, pots-and-pans drawers, stainless steel appliances, a 5-burner stove, free-standing range, and dishwasher. **Estimated Cost: $30,000-$40,000**
Flooring	Updated wood and laminate flooring throughout portions of the home. **Estimated Cost: $12,000-$18,000**
Interior Paint	Interior paint updates throughout the home. **Estimated Cost: $7,000-$10,000**
Baseboards, Doors & Hardware	Updated finish carpentry, interior doors, and hardware where applicable. **Estimated Cost: $5,000-$8,000**
Lighting & Electrical	Recessed lighting and updated interior lighting. **Estimated Cost: $5,000-$8,000**

BATHROOMS

Primary Bathroom Remodel	Updated primary bathroom with quartz countertops, dual sinks, a separate soaking tub, walk-in shower, and updated finishes. **Estimated Cost: $20,000-$25,000**
Secondary Full Bathroom	Updated full bathroom with a quartz countertop and updated finishes. **Estimated Cost: $15,000-$20,000**
Downstairs Half Bathroom	Updated half bathroom located between the living and dining areas. **Estimated Cost: $5,000-$8,000**

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EXTERIOR & BACKYARD

Artificial Turf & Landscaping	Artificial turf and landscaping improvements designed to create a lower-maintenance outdoor space. **Estimated Cost: $3,000-$5,000**
Patio & Backyard Improvements	Stone patio area with direct access from both the dining area and family room. **Estimated Cost: Included in landscaping/exterior estimate**
Vinyl Fencing & Block Wall	Backyard vinyl fencing and block wall improvements. **Estimated Cost: To be determined**

GARAGE & OTHER IMPROVEMENTS

Garage / Cosmetic Improvements	Attached 2-car garage with direct access and related cosmetic improvements. **Estimated Cost: $3,000-$5,000**
Miscellaneous Improvements / Contingency	Allowance for smaller improvements, fixtures, finish work, and items not separately identified. **Estimated Cost: $10,000-$15,000**

ESTIMATED RENOVATION RANGE

Approximate Estimated Cost of Improvements	**$118,000-$168,000**
Suggested Working Estimate	**$140,000-$150,000**

Estimated costs are provided for general informational and planning purposes only and are not intended to represent the seller's actual costs or amounts paid. Estimates may vary based on materials, labor, scope of work, contractor pricing, and timing. Buyers are encouraged to independently verify improvements, permits, invoices, warranties, costs, and property condition.