

1920 Jaybrook Drive, Rancho Palos Verdes

Interior:

Contractor Fee for Interior Rehab (2021-2024) **\$284,920**

Kitchen (2021-2022) - gut rehab

- Bosch appliances **\$8,771**
- Crystal *Current* custom cabinets - Light grey, soft closing doors/drawers, maple drawer boxes and walnut floating shelves and walnut countertop on side hutch. **\$18,565**
- Rohl Allia undercounter fireclay sink with grid **\$1,185**
- Hansgrohe faucet **\$575**
- Montblanc Quartzite countertops
- Battagliastile tiles
- New sliding patio door and screen **\$3,700**
- Beach Kitchens Designer Fee **\$3,000**

Bathrooms (2021-2022) - gut rehab

- Hot-mop no leak shower installations
- All new toilets, sinks, showers and doors

Flooring

- All new oak hardwood flooring
- Ceramic tile bathrooms and laundry room

Bedroom closets

- Container Store custom shelving **\$5,000**

Windows

- Renewal by Anderson window replacement (living room, bathroom, and kitchen) **\$18,807**
- Plantation shutters primary bedroom
- Vertical shades back bedroom

Fans

- Minka living room fan **\$339**
- Minimus fans in three bedrooms **\$600**

Laundry room

- Garage build-in for separate laundry room and storage space
- LG Smart Washer/Dryer Tower **\$2,261**
- IKEA cabinet

Recessed lighting

Electrical wiring redone throughout house and garage

Exterior:

Complete backyard patio renovation with addition of side-yard stepped patio (2024)

- Professional landscaping **\$3,115**
- Red brick pavers with Rebar foundation support **\$25,000**
- Bronze light fixtures **\$230**

- New 6 ft oak fence (side and back); rubber trimming to prevent soil/rain drainage **\$24,000**
- Globus gates with entry codes; California pool compliant **\$6,770**
- Sprinkler system mechanicals replaced

Front yard renovation

- New driveway with Rebar foundation support **\$12,800**
- Repair of front staircase, brick planter, and new railing **\$8,800**

Pool

- Saltwater pool and hot-tub
- All new pool equipment (heater, pump, chlorination system, filters) **\$11,250**
- Stainless steel safety railings and staircase railing **\$900**

Roof

- Sealed vent openings **\$500**

Exterior white paint (2021)

Exterior plumbing pipe and main drain **\$2,075**