

303 AMENO RD | RENOVATION + UPGRADE LIST

CONSTRUCTION RENOVATION COST | \$171,763.00

Included in renovation:

Floors, Kitchen, All Bathrooms, Walls, Doors,
Stairs/Railing, Lighting, Master Closet Build-Out.

PRODUCT & MATERIAL UPGRADES | \$128,379.00

(Outside of construction cost)

KITCHEN

Kerf Design Kitchen Cabinets \$28,615

Fisher & Paykel Refrigerator Integrated 36" French Door Ice – 72" Panel Ready \$4399

Cafe Appliances

Café™ 30" Smart Slide-In, Front-Control, Gas Double-Oven Range with Convection \$3999

Miele Dishwasher 24 Inch Fully Integrated Panel Ready Dishwasher \$1599

ELICA shallow depth | Exhaust Fan \$431

Nantucket Sinks 32-Inch Undermount | Fireclay Kitchen Sink Wellfleet \$661.49

Delta Faucet \$309.87

Garbage Disposal \$308.40

Tile Designs By Fina | Kitchen Backsplash \$895.53

PRIMARY BATH

55" x 32" WoodBridge Freestanding Soaking Acrylic Bathtub \$848.76

WS Bath Collections Sink \$1433.21 + Drain \$114.72

Kohler Handheld Shower Head \$176.61

IKEA Vanity \$795

Semihandmade Custom Vanity Drawer Fronts \$580.33

Mirror \$505.27

Kohler Veil Toilet \$944.66

Arizona Tile Castle Brick 2 1/2 x 10 White \$3607.34 (Guest Bath Also)

UPSTAIRS GUEST BATH

Duravit Sink \$338.29

IKEA Vanity \$198

Tailored Design Co. Custom Vanity Drawer Fronts \$284.08

Kohler Shower Head \$169.27

Mirror \$303.70

Kohler Veil Toilet \$944.66

DOWNSTAIRS GUEST BATH

Sink \$677.34

Kohler Veil Toilet \$944.66

CB2 Mirror \$335.29

Color Cord Company Light Fixture \$434.18

Bedrosians 12X12 Villa Deco Castle Graphite Tile \$1905.91

Black Penny Rounds Merola Tile \$890.56

Phylrich Plumbing Fixtures \$4881.65

LIGHTING

Townsend Design Orbit | Living Room Chandelier \$1682.45

Orion 36" Chandelier | Dining Room \$303.72

Opium Pendant | Primary Bedroom \$602.82

Modern Forms Axis LED Flush Mount | Guest Rooms \$664.16

CLOSET SYSTEM + LAUNDRY

The Closet Guy \$8494.79

Jeffrey Alexander Hardware Pulls \$595.58

AC VENT COVERS

Designer Upgrade \$558.18

HVAC

Trane Complete 2-Stage System \$13,637.00

Tonnage: 4-Ton Horizontal

Condenser: Trane XR17 Heat Pump

Blower/Coil: Trane P-Series Modular Blower

Lennox PureAir S \$2250.00

Thermostat: Nest Pro + Sensor \$150.00

WATER HEATER

Bradford White \$2300 incl. installation by DVS Plumbing

AUDIO VISUAL

Sonance Speakers 6-1/2" 2-Way In-Ceiling Speakers \$845

Sonos Amps (5) \$3495

Sonos Sub Mini \$429

Sonos Beam Gen (2) \$499

ELAC ProteK Surge Protector \$275.98

AV Installation \$719.88

POOL

Jandy iAqualink 3.0 Smartphone System+ Antenna + New Control Board \$1275

LANDSCAPING

Back Nine Greens | Turf and French drains \$5598.93

Low Voltage Lighting \$2950

Asian Ceramics Pots + Plants \$2700

Planting + Irrigation \$1250

Rock Installation \$125

Outdoor Bench Seat \$4440

New Sunbrella Fabric | Mechanical Awning \$2000

STAIR TREADS

Oak Valley Custom Design \$2354.72

DOORKNOBS

Baldwin \$1148.04

WINDOW GLASS | SCREEN

New Window Glass | Kitchen + Living Room

New Screen Door Slider

Bighorn Glass \$2150

GARAGE

Lift Master Garage Door Opener + Keypad \$695

(Patton & Door Installed)

FIREPLACE TILE

WOW Tile Accent Installation \$3091

TOTAL UPGRADES = \$300,142.00