Property Upgrade List: 16414 Santa Cristobal (2000–2026)

Display Room

- **Painting:** 2x
- **Carpet**
- **Crown Moulding**
- **Window Glass**
- **Flooring:** Tile & Porcelain
- **Baseboards**
- **Window Treatments:** Shutters and Blinds
- **Lighting:** Chandeliers
- **Electrical:** New outlets
- **Entry:** Front door and "Fancy Glass"

Dining Room

- **Lighting:** Chandeliers
- **Crown Moulding**
- **Window Glass**
- **Painting:** 2x
- **Electrical:** New outlets
- **Flooring:** Carpet, flooring, and baseboards
- **Window Treatments:** Shutters and Blinds

Staircase

- **Detailing:** Wrought iron
- **Flooring:** Porcelain and carpet
- **Finishing:** Paint (2x) and baseboards

Kitchen

- **Windows:** Including kitchen window and window treatments (Shutters, L Blind)
- **Appliances:** Refrigerators (x3)
    - Dishwashers (x3)
    - Microwaves (x2)
    - Garbage Disposals (x2)

    - Double Oven (x1)
    - Kitchen Stove (x1)
- **Countertops:** Granite
- **Sinks:** Small kitchen sink (x1), Large kitchen sinks (x2)
- **Fixtures:** Exhaust fan (x1), Kitchen lighting (x1)
- **Mechanical:** Gas log fireplace (3x), Ceiling fans (x2), Water leak repair
- **Finishing:** Flooring, crown moulding, painting (2x)

Living Room

- **Structural/Finishing:** Crown moulding, flooring, painting (2x)
- **Features:** Entertainment displays, ceiling fan, lighting
- **Windows:** Window treatments, blinds, and shutters

Downstairs Hallway

- **Features:** Shelving and painting (2x)

Laundry Room

- **Surfaces:** Granite countertops
- **Fixtures:** Sink and faucet
- **Appliances:** Washer and dryer (3x)
- **Finishing:** Painting

Downstairs Bathroom

- **Fixtures:** Toilet, exhaust fan, sink, and faucet
- **Surfaces:** Granite
- **Finishing:** Painting (2x)

Game Room

- **Windows:** Window, shutters, blinds, and "Fancy Glass"
- **Flooring:** Wood flooring
- **Finishing:** Crown moulding and paint

Garage

- **Mechanical:** Tankless hot water heater, whole house water filtration
- **Storage:** Overhead shelving (x3), custom cabinets
- **Finishing:** Paint, new outlets, lighting (x2)

Office Area

- **Finishing:** Paint (2x), crown moulding, baseboards
- **Structural:** Flooring and lighting

Bedrooms & Specific Bathrooms

- **Kyle's Bathroom:** Crown moulding, painting (2x), shower head, exhaust fan, thermostat.
- **Middle Bedroom:** Crown moulding, painting, flooring & baseboard, ceiling fan, shutters/blinds, window glass/tint.
- **Ma's Room:** Window/tint, shutters/blinds, flooring & baseboard, painting, crown moulding, ceiling fan, closet shelves.
- **Kyle's Room:** Windows, fancy glass, shutters/blinds, crown moulding & baseboard, painting (2x), closet shelving, fan.
- **Master Bedroom:** Window blinds/treatment/tint, crown moulding & baseboard, flooring & carpet, shutters, painting (2x), fan.
- **Master Walk-In Closet:** Carpet, flooring, baseboard, painting (2x).
- **Master Bathroom:** Flooring, window glass/tint, shutters (x2), paint (2x), exhaust fan, dual sink lighting (x2).
- **Retreat:** Window glass/tint, carpet, blinds, baseboard, painting, shutters, ceiling fan, flooring.

Outside & Landscaping

Front Yard

- **Landscaping:** Turf and tree removal, new trees (x4), sod (x4), all-around landscaping
- **Structural:** Rock walls (x2), wrought iron work
- **Maintenance:** Painting (x1), roof repair (x1), gutters, sprinklers
- **Energy:** Solar (23 panels)

Back Yard

- **Leisure:** Patio cover, patio sealer, Palapa (x4), Gazebo
- **Outdoor Kitchen:** BBQ Islands (x2), BBQ Grills (x2), BBQ Refrigerators (x2)
- **Landscaping/Security:** Fencing, sprinklers, turf, lighting