

91 Via Santo Tomas

Thoughtfully reimagined since October 2023, this residence has undergone a comprehensive, design-forward renovation using premium materials, top-tier brands, and cohesive modern finishes throughout.

Kitchen | Fully Reconfigured — \$98,000

Euro flat-panel black and grey cabinetry with soft-close hardware · Monte Blanc matte quartzite countertops · Kohler zero-radius undermount sink with matte black faucet · Soft ivory 5" × 15" tile backsplash from counter to ceiling · Custom vent hood · LED recessed and under-cabinet lighting · Designer black-iron sconces and island pendants · Thermador appliance suite including 36" six-burner range, refrigerator, dishwasher, and built-in wine cooler

Primary Suite Bath | Spa-Inspired — \$46,000

Oversized walk-in shower with floating bench · Dual Kohler matte black shower heads · 10' floating grey vanity with dual square sinks · Oxide quartz countertops with LED under-vanity lighting · 8' matching linen tower · Floating glass mirrors · Floor-to-ceiling 12" × 24" textured tile in wet areas with matte grey flooring

Powder Bath Renovation — \$8,000

Floating vanity with white quartz top · Kohler matte black fixtures · Floor-to-ceiling textured tile accent wall · Floating glass mirror · Low-flush Kohler toilets in all baths · LED recessed lighting throughout

Interior & Exterior Improvements - \$70,000

- Limestone fireplace redesign with natural gas fire balls — \$6,400
 - Laundry room with Euro cabinetry, quartz counters, and undermount sink with LG washer and dryer — \$11,200
 - Hardwood flooring in natural grey maple tone (living areas) — \$14,300
 - Interior painting throughout — \$11,600
 - Custom solar window shades — \$4,200
 - Recessed lighting (bedrooms & living room) — \$4,800
 - Designer lighting fixtures and ceiling fans — \$6,800
 - Interior doors with modern black Kwikset hardware — \$1,900
 - Smart garage door opener — \$2,200
 - Pentair salt-water pool chlorination system — \$1,400
 - Exterior landscaping enhancements — \$5,200
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Total Renovation Investment

\$222,000