

# 1565 Hawk View Drive Encinitas Ca 92024

## Upgrades and Amenities List

- **Full Demo:** down to the studs. New dry wall. New insulation in attic.
- **Flooring:** Brand New Hardwood Flooring (Relic 32.55/\$11.84 per square foot) from Solana Flooring plus new baseboards. Total with new flooring: **\$35,000.**
- **Windows/Doors:**
  - All new **Anderson** high efficiency windows in entire house.
  - All new **Anderson** sliding doors in Kitchen entry, living room entry and master bedroom.
- **Electrical:** All new lighting fixtures including conduit to new lighting package:
  - 15 recessed Can Lights
  - Indoor Sconces, Pendant Lights and Flush Mount High End Lighting Fixtures throughout.
- **New HVAC:** Bosh Heat pump 15seer/S8X2 Gas Furnace Stage 2:
  - Nest pro thermostat.
  - 2-year preventive maintenance: 14 months still remaining.
  - 10 year extended warranty on labor condenser, coil furnace and thermostat.
  - All new ducting - all permitted.
  - Warranties alone valued at \$1,800.
- **Kitchen:**
  - Opened wall into Kitchen and Soffit Ceiling/reframed and drywalled.
  - New 36in Cosmo Stainless steel gas stove with 5 burner cooktop.
  - New stainless steel 36 in ducted wall mount range hood with led lights.
  - New Ca Lefort 24 wine and 60 can beverage cooler dual zone refrigerator.
  - New Rohl Allia 34.5 in single basin fireclay kitchen sink.
  - New stainless steel LG dishwasher.
  - New pottery barn hardware.
  - Custom Alabaster Red Oak Cabinets with Dove Tailed drawers.
  - Italian Quartz fabricated for kitchen countertops and fireplace surround.
- **Bathrooms:** 100% Brand new bathrooms
  - New European tile
  - New Restoration hardware vanities.
  - Shower/bath with shower niche.
  - New Kohler Toilets
- **Doors & Trim:** Brand new exterior and all interior doors with new restoration hardware.
- **Landscaping:**
  - New stone patio in the back across the entire back of the house
  - Brand new walk on bark
  - Pavers