

Upgrade List for 6949 Elfin Oaks Road

4 bed + Office + Bonus Room | 4.5 bath | Approx 3,672 sqft | 10.49 Acre lot

Outside Pre-Ownership 2020

- New roof in 2020
- New pool equipment in 2021
- House tented for termites in 2021

Outside Post-Purchase 2021

1. New deck including primary bedroom deck extension and new staircase by living room section of deck: 2022
2. Gazebo/Outlook area completed: 2022
3. Exterior wired lighting repaired: by pool, North steps to deck: 2022
4. Repair and painting of all fences, including horse corral: 2022
5. Two new sheds by the pool: 2022
6. Sunlighten FAR Infrared Sauna Installed on primary bedroom deck: 2022
7. Pool Tiger Installed for Structured Water in Pool: 2022
8. Solar lighting installed: 2022
 - a. Driveway
 - b. Front yard
 - c. Back yard
9. New gutters, drain pipes: 2024
10. Septic risers installed to bring system up to code: 2024
11. New warrantied roof on chicken coop shed: 2026
12. Termite and dry rot inspection and repairs: 2025
13. Pool net (in lieu of pool fence): 2026
14. Pool autofill machine installed: 2026
15. New pool pump: 2026
16. Arborist work: All trees on property 2024, 2025 & Palm Trees trimmed 2x per year.
17. New Mulch Front of Home Zones: 2025/2026
18. Landscape sprinkler system serviced annually
19. Deck sanded down and refinished: 2026
20. Outdoor solar lights replaced

Garage

1. Epoxy Garage Floor: 2021
2. New Garage Custom Cabinets: 2021
3. Garage Fridge and freezer installed: 2022

4. Whole House Water Filtration and Structuring (4th Phase) System: 2022
5. New water heater: 2024
6. Goal Zero backup solar generator system: 2021
7. Fire inspection: 2026
8. Garage doors serviced: annually

House

1. Pet Safe Lockable Screen Doors and Window Screens installed- Entire House: 2021
2. Security System Installed (Rancho Santa Fe Security): 2021
 - a. Video Doorbell added: 2024
 - b. Outdoor Cameras added: 2025
 - c. Alarm system updates (hardwired and WiFi cameras added): 2025/2026
 - d. ADT system removed; ADT cameras integrated into the Rancho Santa Fe Security system
 - e. All indoor cameras removed; only the Rancho Santa Fe Security system remains
3. Large white doors installed in North and South Hallways: 2022
4. High-security safe in primary bedroom: 2022
5. Plumbing, electrical, and water lines brought to North wall in Living Room: prepped for butler's kitchen: 2022
6. New Laundry Station Installed South Hallway with Miele Energy Efficient Washer and Dryer
7. New light fixtures installed 2022:
 - a. Flos entryway pendant
 - b. Luminosa lamps in LR, FR, Kitchen
 - c. Kartell Bloom Ceiling Lamp, North Office
 - d. Vintage Murano Glass South Office
8. New HVAC system North side of house: 2023
9. All fireplaces cleaned, repaired, and converted from Gas to Wood: 2023
10. New Carpet in both (2x) Jack and Jill/adjoining Bedrooms
11. Ducting cleaned and repaired North Side House: 2023
12. 3 New Wall Mounted Televisions in Family Room, Living Room, End Bedroom: 2023
13. Original oak flooring sanded and refinished: 2025
14. 3 New ceiling fans: 3 bedrooms: 2025
15. New lighting in laundry room: 2025
16. Office (game room) sliding barn doors installed, which allow the house to be closed off: 2026
17. Fire and Carbon Monoxide sensors updated and added: 2024
18. 4x Bathrooms Renovated: 2025
 - a. Porcelain Tile
 - b. New Paint
 - c. New Energy-Efficient Toilets

- d. 2x New Vanity Countertops + updated hardware and paint; 1x New Vanity
 - e. New lighting
19. New Oversized Washer and Dryer in Laundry Room: 2025
20. Large Appliances serviced annually
21. Indoor paint updated: 2026