

17507 Los Morros, Rancho Santa Fe

HOME UPGRADES AND ENHANCEMENTS SUMMARY

SOLAR ENERGY SYSTEM

- Installed 35 large solar panels array .. reduced the energy bill from approximately \$1,000 per month to approximately \$1,000 per year. (This year the bill is - \$400)

HIGH SPEED CONNECTIVITY

- Installed fiber optics / provided by Ring Communication

FOUNDATION REPAIR AND STABILIZATION

- Installed 23 pipe piles with grade beams connecting all piles. Piles and grade beams were poured using 2,500 psi concrete.

EQUESTRIAN FACILITIES

- Added horse shelters, tack room, fenced paddock with dedicated dumpster storage

GROUNDS

- Added Bocci ball court
- Driveway from road repaired and recoated
- Upper Courtyard - New fountain, landscape, and floor
- Entry Courtyard - New floor
- Irrigation Upgrades - Added drip line and spray irrigation to vegetation

EXTERIOR

- All new light fixtures installed on the property
- Beam tails and decorative antique doors throughout were restored/refinished
- Full exterior plaster repair and repaint

INTERIOR

- Four zones with four new Amana HVAC units plus four room specific wall units
- Stained glass insets throughout the home repaired or completely replaced
- New water heater
- New sinks, faucets

ENTERTAINMENT ROOM

- Serving area.. new tile, new countertops, new cabinets
- Patina backsplash with Spanish clavos; cleaned outdated plaster and opened the space
- Subfloor reinforced with rebar and Saltillo tile reinstalled in areas with cracks
- Custom steel door system out to fountain courtyard
- Complete re-drywall of this room
- New ceiling fans and new lighting

HALLWAY

- New wall sconces and ceiling light fixtures throughout lower level hall

STAIRCASE TO UPPER FLOOR

- Custom railing and new wood floor and carpet runner

DEN

- 30 in door replaced with 8 ft opening supported by new header and beam
- New wood flooring
- Opened the wall between den and dining room with antique wrought iron folding screen

DINING ROOM

- New arched opening between dining room and kitchen
- New light fixtures

KITCHEN

- Replaced narrow 30 inch entry with wide entry beams
- New central island
- New countertops to island and perimeter cabinets
- Custom arch created between kitchen and morning room
- New appliances, sinks and plumbing fixtures
- Propane line brought into kitchen for gas cooking stove

HALL BATHROOM

- Full renovation with new tile, vanity, plumbing and lighting

BILLIARDS ROOM

- New lighting and bar top

LAUNDRY

- New shower tile, plumbing, countertops

PRIMARY BEDROOM

- New wood flooring installed
- Bathrooms and closets were converted to his & hers with new tile floors, new showers, new countertops, new lighting, new plumbing

BEDROOM 2

- Bedroom suite completely remodeled with new drywall, lighting, kitchenette cabinetry, tile, countertops and shutters

BEDROOM 3 (BUNKBEDS)

- Reconfigured to fit a full size bed

GARAGE

- New garage doors and openers, new floor coating

CASITA

- Full roof replacement