

2287 S. Camino Real

UPGRADE LIST - 2019 RENOVATION

Electrical / Low Voltage

- All new wiring, outlets and switches throughout
- New solar ready electrical panel and sub panel
- Pre-wired for solar
- Cat-6 and RG-6 at each TV outlet + office in master bedroom
- 2 hard-wired wireless access points (WAP) for internet coverage
- Hard-wired smoke and CO sensors
- Hard-wired front gate intercom system with color display; runs on SMART phone and from panel inside house
- 4" LED recessed lighting throughout; including in exterior overhangs
- Photocell 4" LED recessed lighting in exterior overhang above garage

HVAC

- All new supply and return ducting throughout (underground concrete supply from garage to A/V closet is existing)
- Two new 4-ton 16 SEER high efficiency Trane systems (FAUs, condensers and coils)
- Two Wi-Fi enabled SMART thermostats

Plumbing

- All new plumbing - gas and copper / PEX water lines throughout
- All new sewer, including under slab throughout and new cleanouts
- Sewer lateral replaced up to clean out in front of front wall (lateral from clean out to street was not replace but was scoped and confirmed in excellent condition)
- New high efficiency tankless hot water heater off primary bathroom
- New water softening system
- New water pressure regulator with manual shut off valve for interior
- Hot water recirculating system installed to existing hot water heater (in garage) services kitchen, bar and guest bedrooms / bath

Appliances and Finishes

- Thermador appliance package
- Caesarsstone quartz countertops

- Jonathan Adler, Robert Abbey and Tom Dixon decorative lighting fixtures throughout
- Heath Tile backsplash
- Custom cabinetry throughout
- New tile flooring and showers

Pool and Spa

- All new plumbing and electrical, including 4 LED lights
- New plaster and new spa with 8 jets
- All new equipment - variable speed pump, heater, filter, electrical panel and Wi-Fi enabled remote and SMART phone interface
- Heath tile waterline and spa

Exterior

- All new plants, irrigation system and control panel
- New LED landscape lighting
- New concrete, firepit, and bbq
- Landscaping professionally designed
- New stucco
- New foam roof and edge metal
- 50% new fascia board (replaced where needed)
- Artificial grass in front and in courtyard

Other

- Fully insulated garage including solar powered roof ventilation
- New insulated garage door and opener
- High-end Monumental brand thermally-improved high-efficiency sliding doors
- All new dual-pane insulated high-efficiency glass throughout
- Solid core interior doors
- Baldwin door hardware
- New insulation in all walls, including interior walls and ceilings
- New drywall throughout - level 5 smooth finish
- All work permitted through city of Palm Springs and completed in 2019