

560 LEDGE ST

•4 beds • 5.5 baths • Loft • Office • Rooftop Deck • 4825sf

San Marcos, CA 92078 | The Summit at San Elijo Hills | Former Richmond American Model

OVER \$1,570,000

\$970,609 in builder selections · \$600,000+ in owner backyard transformation

WALLS OF GLASS & DOORS

\$186,593

LaCantina corner multi-slide and bi-fold door systems at the great room, dining room, and office. Corner pocket doors that open two full walls of the primary suite, unseen in any resale of this plan.

DECKS, PATIOS & FIREPLACES

\$142,526

Third-level rooftop deck, not offered by any other development within the community- with a built-in wet bar and natural stone counters, plus outdoor fireplaces at the covered deluxe suite patio and primary suite patio.

CUSTOM MODEL SELECTIONS

\$270,500

The original model home build-out: custom closet organizers, custom flooring and countertops, designer lighting, and whole-home electronics.

SPECIALTY CABINETRY & WET BARS

\$69,164

Wetbars at the bonus room and rooftop deck, professional kitchen cabinetry, office cabinetry with fireplace surround, and premium cabinet hardware throughout.

FLOORING THROUGHOUT

\$66,484

Italian tile flowing through the main level and out to the landscape pavers, engineered oak hardwood upstairs.

TILE & COUNTERTOPS

\$55,945

Large-format tile shower surrounds in the primary and secondary baths, designer backsplashes, and natural stone and quartz countertops throughout.

\$600,000+
TRANSFORMATION

Completed by the owners after purchase, separate from the builder upgrades above: a vanishing edge saltwater pool and spa with a clear plexiglass wall to a sunken fire pit, a covered outdoor living pavilion with a full outdoor kitchen, an outdoor bath and infrared sauna, turf play areas for sports and a dog run, and professional landscape lighting.

ADDITIONAL UPGRADES

Chef's Kitchen Appliances & Fixtures	\$53,842	Guest Suite & Wine Room	\$45,603
Smart Home, Security & Wiring	\$28,893	Bath & Plumbing Fixtures	\$26,501
Coffered Ceilings & Interior Details	\$9,868	Glass & Stainless Stair Railings	\$9,187
Laundry Room Upgrades	\$3,470	Window Coverings	\$2,033

Builder upgrade categories above total \$970,609, matching the Onsite Sales Options and Home Gallery Selections on the original Configuration Worksheet exactly. Combined with the \$600,000+ owner backyard transformation, total documented upgrades exceed \$1,570,000. Figures Connected from the sellers.

Figures above reflect the original builder's Home Configuration Worksheet for this Melbourne plan model home and owner-reported costs for the post-purchase backyard transformation. Builder upgrade totals reflect Onsite Sales Options and Home Gallery Selections as documented by Richmond American Homes and are provided for informational purposes only. Dimensions, specifications, and costs are deemed reliable but not guaranteed and should be independently verified by any prospective buyer.

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