

Table 1

	2019 & 2020	2024 & 2025		
	\$392,325.00	\$245,000.00		
Total	\$637,325.00			

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301 Cantle Lane Encinitas, CA 92024						
		June 2018				
HVAC	\$25,875.00	2-20	3 new furnaces and condensers			
Tankless water heater	\$7,000.00	7-19	removed 2 old waters heaters installed 1 new tankless			
New water softener	\$5,300.00	7-19				
New driveway to Guest House	\$65,000.00	5-19				
New fencing and automatic gate	\$12,200.00	6-19				
New drywall & paint & eliminate old intercom & switches	\$18,000.00	8-2018 thru present				
New Bathrooms (all but master)	\$90,500.00	6-20				
AvTv Media Room + (Ring, Nest, Sonos)	\$34,900.00	10-19	Security Cameras, Media room surround sound throughout house			
Lighting fixture updates	\$7,100.00	8-19				
New Dishwasher	\$1,700.00	9-19				
New fireplace facade in Living room	\$12,000.00	6-19				
Lutron exterior lighting (automated)	\$2,500.00	8-19				
Iaqualink pool automation and new pump	\$2,200.00	4-19				
Pool Tile replastered	\$36,000.00	6-22				
New window coverings	\$11,500.00	9-19				
New landscaping	\$32,000.00	7-2018 thru present				
New Master bedroom balcony	\$4,800.00	1-20				
Add'nl Landscaping	\$23,750.00	2020				
Total	\$392,325.00					

Jan 2025 remodel

Flooring				
Original bid	\$66,000.00			
Change order	\$3,500.00			
Baseboards	\$3,500.00			
Steps	\$5,000.00			
Misc paint	\$2,500.00			
Sub total	\$80,500.00			
Kitchen				
Countertops	\$40,000.00			
Trash Compactor	\$2,000.00			
Ice maker	\$2,000.00			
Sink	\$5,300.00			
Faucets	\$1,500.00	Estimated		
Plumber	\$1,000.00			
Sub total	\$50,800.00			
Family Room				
Fireplace	\$5,000.00			
Demo	\$2,000.00			
Stone	\$1,000.00			
TV	\$2,000.00			
Cabinets/shelves	\$2,500.00			
Rebuild/stone	\$12,000.00			
Drywall/Paint	\$5,300.00			
Electrical	\$1,200.00	Estimated		
Sub total	\$31,000.00			
Laundry/Mud Room				
Demo	\$4,200.00			
Plumbing	\$8,500.00			
Electrical	\$1,200.00			
Drywall/Paint	\$18,000.00			
Washer Dryer	\$6,000.00			
Cabinets	\$28,000.00			
Coat rack	\$5,000.00			
Countertops	\$8,000.00			
Sink/faucet	\$3,800.00			
Sub total	\$82,700.00			
Total	\$245,000.00			