

## **List of upgrades at 153 Camino Arroyo South**

### **Ceiling work - \$6000.00**

- Raised and reframed all the ceilings in kitchen, dining room, hallways and bathrooms by 10 inches

### **Electrical work -\$7500.00**

- Updated all electrical wiring in all rooms including all new High speed Coax cables for Internet and TV
- All new light fixtures and fans
- All new switches and outlets including USB ports
- All new up to code interconnected smoke/carbon monoxide detectors in all rooms

### **Drywall and Plaster work - \$5900.00**

- Reinforced ceiling insulation throughout for higher R-Value
- Re-plastered and Retextured all walls and ceilings throughout for updated look

### **Floors - \$12'000.00**

- Leveled and resurfaced concrete flooring
- Applied 2 part epoxy paint and top coat for a durable finish for a seamless flow on all floors

### **Sliding Doors and windows - \$17'000.00**

- All new sliding doors and windows with lifetime warranty

### **Interior Doors - \$2100.00**

- All new interior doors.
- Reconfigured Master Bedroom and Den/Office entry from single to double door entry
- New chrome door hardware including hinges

### **Kitchen - \$22'800.00**

- New kitchen cabinets with under mount lighting
- lower cabinets with pull out shelves and corner pull outs
- all cabinet doors self- and soft closing
- New quartz countertops
- New Island cabinets include built in wine/soda cooler
- New appliances – Samsung
- French door Refrigerator with cooling/freezing drawer

**Bathrooms - \$16'000.00**

- New shower tiles
- New shower fixtures
- New glass enclosures
- New floating vanities, counter tops and mirrors
- New faucet fixtures
- New toilets including new water lines and valves

**Paint - \$4800.00**

- New paint throughout

**Fireplace - \$3600.00**

- Built frame for TV niche and hidden cables
- New tile focus wall
- Quartz hearth top
- Fire and Ice finish

**Garage Floor - \$1960.00**

- Swisstrax Interlocking Floor Tiles

- **4 Sola Tubes - \$2400.00**

**TOTAL Upgrades –**

**\$102'060.00**