

11617 Santa Cruz Dr - Renovations – All New in 2022

1. Kitchen - \$51,369

- White custom wood cabinets w/soft close drawers/doors, matte black hardware
- Luxurious white quartz countertops with marble-look veining
- Beautiful white marble/mother-of-pearl waterjet mosaic backsplash
- High-end Samsung appliances including fridge with French doors and middle drawer, convection oven/stove, ultra-quiet dishwasher with top mounted controls, microwave with ventilation and undermount lighting
- Black, stainless-steel farmhouse sink with new disposal/plumbing
- Black/brushed brass Vigo faucet
- 2 floating shelves made of reclaimed wood in kitchenette

2. Master Bathroom - \$18,941

- Extra-large 107" custom double-vanity with navy wood cabinets, soft-close drawers/doors, and brushed brass hardware
- Luxurious white quartz countertops with 2 white sinks and new plumbing
- 2 brushed brass high-end Vigo faucets and matte black Vigo shower system
- 3 brushed brass/glass modern sconces, 2 brushed brass framed mirrors
- Polished porcelain white tile flooring
- Glass enclosed shower with polished porcelain tile walls and blue/gray porcelain floor and shower niche
- New toilet and vent

3. 2nd Bathroom - \$13,292

- Large 72" custom double-vanity with white wood cabinets, soft-close drawers/doors, and matte black hardware
- Luxurious black/white quartz countertops with 2 white sinks and new plumbing
- 2 high-end Delta faucets and Delta shower/tub system
- 2 crystal & brushed brass/black modern vanity lights, 2 black framed mirrors
- Matte porcelain black/white/gold shower walls with marble veining
- Shower niche with black hexagonal tile
- Matte porcelain black/white deco hexagonal tile floors
- New toilet, tub, and vent

4. Roof/Gutters/Vents - \$18,835

- New roof for home and shed with TAMKO® HERITAGE® Limited Lifetime Warranty Architectural Shingles with new ridge vents & black exterior vents
- New Black gutters and downspouts

5. Windows - \$14,026

- All new Double-paned, argon gas energy efficient windows & sliding glass door

6. A/C - \$14,539

- New Carrier high-efficiency HVAC with all new ductwork & vents, Nest smart thermostat

7. Exterior Siding/Facia/Fencing - \$14,320

- New exterior siding, window frames, facia, fence repairs/paint, new gate

8. Flooring - \$9,502

- Wood-look LVT flooring throughout the home that's ultra-low maintenance, waterproof & fireproof (except bathrooms)

9. Driveway/Pavers - \$10,427

- Modern driveway with concrete strips and black rock
- Walkway in front of home with limestone border, pavers, and black rock
- Walkway on side of home to backyard with pavers and black rock

10. Lighting/Electrical/Fans - \$21,358

- Luxurious brushed-brass modern chandelier in kitchenette
- Black/brushed-brass sputnik chandelier in living room
- 3 black/brushed-brass modern pendant lights over the peninsula
- 4 black, modern fans with remote controls in the 4 bedrooms
- New main electric panel (outside) and sub-panel (inside)
- All new electric outlets and light switches, plates throughout the home
- All new energy-efficient LED recessed lighting throughout the home

11. Interior Paint/Texture - \$17,832

- New light orange-peel texture on all walls & ceilings throughout the home
- Sherwin-Williams luxury Alabaster white paint on walls & ceilings
- Brick fireplace painted in dark blue-grey with new wooden mantle
- Peninsula and kitchenette accent wall painted in dark blue-grey

12. Exterior Paint - \$10,385

- Sherwin-Williams Weathershield Alabaster White on exterior siding, brick, patio
- Sherwin-Williams Weathershield Iron Ore paint on facia and trims & stained deck

13. Doors/Baseboards/Trim - \$14,962

- All new modern interior doors painted in light grey with black hardware
- Modern, black metal/glass entry door with black hardware
- All new modern baseboards, door & window trims throughout the house

14. Closets - \$3,204

- New closet doors, shelves, hardware

15. Water Heater/Plumbing - \$5,032

- New Water heater with expansion tank & custom solid core door, New PRV valve

16. Landscaping - \$4,395

- Flowerbeds w/black trim around front tree, front & back of house, back fence
- Black mulch added to all flowerbeds, and white rocks added behind the shed
- Crepe myrtle, roses, and various other flowers and plants in the front/back yards

17. Complete demo of home and cleanup expenses - \$12,072

Total Renovation Costs - \$254,491