



Features & Finishes

List of upgrades totaling over \$196,795:

- New Simonton windows & sliding doors | \$18,000
 - Transferable lifetime warranty included
- Fully remodeled kitchen | \$60,000
 - Thoughtful wall removal to enhance flow, light & open-concept living
 - Completed in 2023
- Tankless water heater | \$3,895
- Storage above garage added | \$1,600
 - Includes pull down aluminum ladder
- California Closets custom built-ins in all bedrooms | \$4,300
- New gutters & downspouts with screens | \$2,000
- Upgrades Completed in 2022:
 - Wide plank LVP flooring with baseboards throughout entire house | \$18,000
 - Complete remodel of two bathrooms | \$65,000
 - Furnace, air conditioner & ductwork with air purification system | \$20,000
- Fire Magic grill with plumbed gas in Island | \$2,000
- Updated landscaping with citrus & guava trees | \$2,000



DAVID THAYER

REALTOR® | DRE#02074782
858.342.2330

david@thayercoastalhomes.com



BRETT PRESTON

REALTOR® | DRE#02106872
858.442.5075

brett@thayercoastalhomes.com

Complete list of features & finishes can be found at

17765Rosedown.com