



1473 KINGSFORT WAY - WESTCLIFFE AT SAN ELIJO HILLS

RECENT *UPGRADES & IMPROVEMENTS...*

Total Approx. \$915,000



Recent Improvements & Remodel/Upgrades

Approx. \$431,000



Pool/Spa, Yard, Hardscape & Landscape

Approx. \$431,000



7.2 Kw Solar System & Security

Approx. \$53,000

RECENT INTERIOR IMPROVEMENTS

- Master Bath/Bedroom/Closet Remodel – Jeff Beane GC - \$90,000
- Guest Bathroom Remodel - \$30,000
- New flooring throughout except kids bath - \$20,000
- Brand New Kitchen Appliances including Wolf Range/Oven(s), Griddle & Grill, Wolf Warming Drawer; SubZero Refrigerator/Freezer; Thermador Plumbed Coffeemaker; Scotsman nugget ice machine, etc. - \$42,000
- Life Source Whole House Water Filtration System - \$6,000
- Custom Front Door – Grand Entrances SD - \$6,000
- Upgraded staircase - \$5,000
- Custom stained alder wood doors throughout entire house – Barn Door Dudes - \$24,000
- Custom stained alder wood barn doors – Barn Door Dudes (master & guest bath) - \$5,000
- New LED Canned lighting throughout house - \$2,000
- Completely renovated laundry, kitchen, powder room and den with custom installed cabinets, entertainment center built-in, lighting, new fireplace/mantle, lighting, hardware and dog washing station – Jeff Beane GC - \$135,000
- Loft built-in entertainment center and granite Countertops - \$11,000
- Plantation shutters throughout house - \$15,000
- Hunter Douglas Pirouette blinds (app-based control) & Custom curtains - \$11,000
- Panoramic accordion patio doors - \$15,000
- Clopay Canyon Ridge insulated faux wood garage doors - \$14,000
- & more

RECENT EXTERIOR IMPROVEMENTS

- Pool and Spa - Premier Pools and Spas - including custom waterfall by Mason Russ Reed with boulders dug from the property (also plumbed for pool solar) - \$195,000
- Hardscape (pavers, retaining wall, firepit, lighting, columns, etc). \$45,000
- Outdoor patio structure, Charlie Gulick GC \$90,000
- Landscape – Susanna Pagan Designs (front & back, includes DG pathways and stones) - \$50,000
- Hunter Luxor FX control exterior lighting – power adjustable by individual light – app based controls - low voltage lighting system - \$10,000
- Full property adjustable per plant or section water efficient irrigation - \$11,000
- Fountains - \$1,000
- Earthstone woodfire pizza oven - \$6,000
- Lynx outdoor grill & kitchen storage - \$6,500
- Custom wood gates (3), two with keypad locks - \$8,000
- Garage floor epoxy - \$3,000
- Tuff Shed - \$4,000
- Pool safety fence (Removable) - \$1,500
- & More...

SOLAR & SECURITY

- 7.2 kW Sunpower - Owned rooftop solar (installed Q4-2013) - \$42,000
- CCTV 11 Camera security system - \$11,000

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INTERNATIONAL

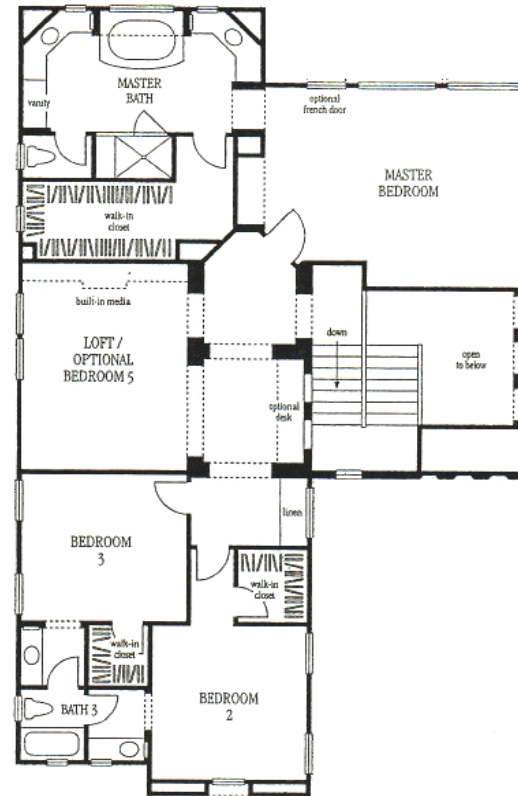
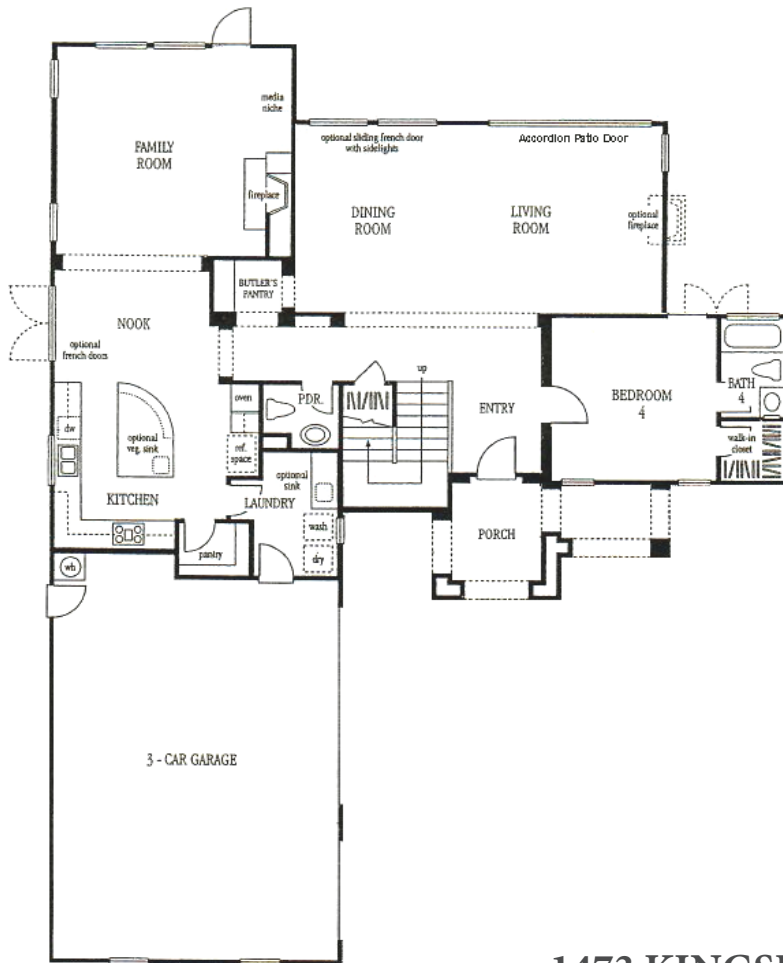
List and costs of improvements/upgrades collected from the owners.
Value/cost of upgrades and improvements are approximate.

Nicolas Jonville, CA DRE LIC# 01410224 / KW CA DRE LIC# 01417209

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Floor plan is approximate, per builder brochure. Some custom updates have been added.



1473 KINGSFORT WAY

Westcliffe at San Elijo Hills, San Marcos, CA 92078

4 Bd + Bonus Media/Loft, 3.5 Ba. 3,604 Est. SF.

0.37 Acre Lot, 3 Car Garage

www.SellingWestcliffe.com

JonvilleTeam - 1501 San Elijo Road S. #101|

San Marcos - San Elijo Hills | CA | 92078

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