

26611 Overall Summary

Work was scheduled over 3 phases, phases 1&2 were completed; see details below:

Phase 1: Extensive Interior Refresh was completed in 2022. Everything was replaced, many spaces were redesigned, each area includes many customizations and built-ins. From tile to fixtures, no expense was spared and quality ranges from high to luxury.

Note: Lack of Shades, Smart Shades were ordered in 2022 however were back ordered and then canceled. Instead of ordering generic shades, the new buyers are able to choose a color that suits them.

Below are some material price examples to give you and the buyer a reference on the quality.

Reference Pricing for Materials/Fixtures Installed at 26611 Cottage Cypress Ln:

- Main Area Tile 12"x48": \$7.49/sqft,
- M. Bath Wall Tile \$11/sqft
- Quartz Countertops: \$111/sqft installed
- Ceiling Fans: \$375/ea
- Kitchen Cabinet Drawer Pulls: \$23/ea
- Kitchen/Wet Bar Faucets: \$415/ea
- Drawers w/Euro Slides: Hardware & Install \$300-\$425/ea (Over 67 throughout home)
- Premium Low Pile Carpet: \$6.15/sqft
- Imported Rift Sawn White Oak: 45% Premium Above Standard White Oak
- Kohler Bathtubs \$625/ea

Phase 2: Rear French Drains/Play Area

Completed in 2023, includes a newly designed French drain that can handle a large capacity of storm water, high end turf sports field quality, water supply line ran for kids water station/table and additional hose bib, Approved TREE FROG playset modified to fit in the space. *NOTE: Also, includes 2" Pool Lines & 1-1/2" Conduit that runs to side of the garage where pool equipment would be placed.*

Phase 3: Pool/Patio/German Schmeier Exterior Brick/Driveway Repair/Landscaping – NOT STARTED

Prior to starting Phase 3, they accepted a new position in another state. All unfinished items will be finished prior to close. Items include: 400sqft of Back yard sod installed on bare areas in backyard

What's Included:

- Remove Temporary Turf directly in front of rear patio, remove rubber mats used for contractor clean-up area, install new sod in these areas as well as areas that have visible dirt showing.
- Installation or Escrow for new AC condenser unit and A-Coil for upstairs cooling. (Recently broke down, needs replacing)
- Smart Home Automation Hubs / Wifi Mesh Network (Zigbee Hub, Z-Wave Hub, RF Hub & HASS Controller)
 - *NOTE: Total Home Mesh Wifi, network switches, Automation Hubs, controllers, Philips Hue Lighting and Z-Wave Locks totals \$9,700+setup costs*
- *Tree Frog Play Set*
- *Smart Fridge/Oven/Dishwasher, wine fridge, mini fridge and main level stacked laundry.*
 - *Package Cost: \$15,415+tax/install*

What is Excluded:

- Upstairs stacked Washer/Dryer. Whiling to negotiate, under a year old, Cost before tax/install \$3,660.
- Office Cabinets (wall/base) located in upstairs bedroom.
- Organizational Systems located in kitchen/wet bar/walk-in prep area. Whiling to negotiate price.
- See exclusions document