

Rebuilding & Remodeling Highlights

A complete, fully permitted transformation—reengineered from the ground up to deliver modern performance while preserving timeless Craftsman character.

Core & Infrastructure

- Fully permitted with the City of San Diego
 - Expanded main residence by approximately **700 sq ft**
 - All new footings and structural floor joists
 - Entire home **rewired** (approx. 6,000 ft of 12-gauge wiring)
 - Upgraded to a **400-amp electrical panel**
 - Fully replumbed with **PEX piping**
 - Dual **Stiebel Eltron tankless water heaters**
 - Integrated **soft water system**
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Interior Design & Systems

- Designer kitchen featuring:
 - Bosch French door convection ovens
 - Viking 36" 6-burner gas cooktop
 - JennAir built-in refrigerator
 - Fisher & Paykel dual-drawer dishwasher
 - Spa-inspired primary suite with:
 - Steam shower, 8 body sprayers, and rain head
 - Heated floors and towel rack
 - LED accent lighting and jetted soaking tub
 - New Marvin dual-pane windows + Graber motorized window treatments
 - Smart home upgrades including WiFi-enabled outlets and fixtures
 - Custom staircase with integrated multi-function lighting
 - Refinished original hardwood floors + all new insulation
 - Mitsubishi mini-split HVAC system with heat pumps
 - New solid-core doors, custom hardware, and full interior/exterior paint
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Exterior & Grounds

- Solar system with **19 panels**, currently producing surplus energy
(*Outstanding balance to be paid by Seller at close of escrow*)
- **New roof on primary residence (2024)**

- Expanded outdoor living areas, including new front porch and walkway
 - Concrete parking with **Level 2 EV charger**
 - Hardie Artisan siding + Trex decking
 - Second-floor deck off the primary suite
 - Fully redesigned landscaping, irrigation, and hardscape
 - Custom outdoor brick columns with architectural lighting
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Final Completion Touches

- Crown molding, baseboards, and door casings
 - Outdoor column caps
 - Minor finishing details throughout
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ADU

- Delivered **fully furnished and turnkey**
- Equipped and stocked for rental use
- Approximately **\$40K+ in verifiable annual income**