



# 4 Santa Rita, Foothill Ranch

## Property Upgrades

### **Major Systems & Structural:**

- Whole-house repipe with new drywall – Completed in 2017 (\$15,000)
- HVAC upgrades: new A/C fans (upstairs & downstairs) – 2017 (~\$4,000); new A/C coil – 2024 (\$3,750)

### **Exterior & Paint:**

- Exterior painting – Completed in 2025 (\$7,000)
- Interior painting – Fully painted in 2017 (\$6,500); partial repaint in 2025 (\$2,000)
- Exterior lighting upgrades (front & side) – 2025 (\$500)
- Doors, Windows & Finishes:
  - All windows replaced – Completed by previous owner
  - New door hardware throughout – 2017 (\$1,500)
  - Garage access door & laundry exterior access door replaced – 2017 (\$1,500)
  - New base molding throughout – 2017 (\$1,500)
  - Custom shutters installed throughout – 2017 (\$12,000)
- Lighting & Electrical:
  - Recessed LED lighting throughout – 2017 (\$8,000)
  - All electrical outlets & switches replaced – 2017 (\$2,500)

### **Kitchen:**

- Fully remodeled kitchen – 2017 (\$20,000)
- Quartz countertops
- Full glass tile backsplash
- Custom wood cabinetry
- Stainless steel appliances – Installed in 2017 (\$5,000)

### **Flooring:**

- Marble flooring (main level) – 2017 (\$10,000)
- Laminate wood flooring (upstairs + select downstairs areas) – 2017 (\$8,000)

### **Bathrooms:**

- All three bathrooms fully remodeled – Completed in 2017 (previous owner)
- Marble shower surrounds
- Granite countertops

### **Additional Features:**

- Fireplace remodeled with natural stone finish – 2017 (\$1,500)
- Ceiling fans (3 bedrooms + breakfast nook) – 2017 (\$1,200)