

Richard and Soukaina Kern

23762 Via Monte

Coto De Casa, CA 92679

Remodel and Upgrades

1. New HVAC system including 2 air conditioners, furnaces, ducting and 5 split system with Nest thermostats.
2. New Commercial Heater, pumps and filters for Wi-Fi pool system.
3. New garage Doors, openers and main gate openers WIFI and switch controlled.
4. Whole house water system with filters and black light. Purified drinking water to all faucets, showers etc. including exterior faucets.
5. 2 tankless water heaters which switch automatically with instant hot water to whole house.
6. All copper water pipe replaced with PEX pipe.
7. Complete remodel of Laundry Room with cabinets, storage shelves, plumbing and floor tile.
8. Remodel of Master Bedroom:
 - a. 15' X 14' Master Closet with built in drawers, hanging area and center island
 - b. 16, X 14, Master Bedroom with custom fireplace and Frame TV
 - c. 21' X 14' Master Bath with 3 Vanities, 2 enclosed toilet rooms, floor to ceiling glass enclosed bathtub, shower and 6' steam room. Floor walls and enclosed shower area all built with Carrara Italian Marble.
 - d. All gold Italian fixtures.
9. Remodel of entry including Carrara Italian Marble, new front door, Walnut wood staircase with custom Wrought Iron railing. Includes remodel of rear staircase with same materials.
10. Complete remodel of all bathrooms including all tubs, showers, cabinets, fixtures, plumbing and tile.
11. With the exception of any Marble, all floors have new walnut floors installed throughout.
12. All new Kitchen, including cabinets, fixtures and high-end appliances. Includes 3 sinks, two in the kitchen and one in the pantry. Two ovens, two dishwashers, microwave, warmer, Wolf range and and Sub Zero Sise by Side refrigerator.
13. New windows and doors throughout entire house.
14. Remodel of pantry with sink, refrigerator and built in shelves and cabinets.
15. All doors were replaced with solid core hardwood doors.
16. New modern fireplaces throughout.
17. New ceiling throughout most of the house with all new ceiling lights and wiring as needed throughout entire house. All new lighting fixtures throughout the house.
18. Upstairs gym.

19. New window treatments throughout upstairs.
20. Five Frame OLED TV's all on same Apple TV system.
21. Home theater with Dolby ATMOS 9.1 sound system and 55" OLED TV, with LED accent light on ceiling and steps. 6 Italian Leather theater seats with recline, lumbar and head controls. Usb chargers in each seat
22. All switches replaced and 90% compatible and working with Alexa
23. WIFI and switch controlled shades on all downstairs windows and doors.
24. Remodel of Front yard.
25. Ring cameras covering entire home exterior.
26. 2 gb wifi mesh system with router and 4 wired access points. Total house coverage.