

## 32024 Allenby Upgrade Construction List- 6/1/26

Project: Construction Remodel & Upgrade List

Property: 32024 Allenby Court, Westlake Village, CA 91361

Builder: BuildD3, Rote Construction, Homeowner DG

- Demolition of existing outdated finishes, cabinetry, flooring, and select non-structural walls.
- Full interior paint (high-end Sherwin-Williams or Benjamin Moore, eggshell/sheen finish "Fine Grain color").
- Construction completed from a fire issue previously on home.
- All new home, plumbing, electrical, hvac, paint, roofing, flooring, baseboards, millwork, drywall, insulation, framing, concrete, doors, garage doors, landscape, etc...
- New Premium laminate wide plank flooring throughout.
- New baseboards and crown molding throughout (5.5" square style).
- Upgraded electrical panel and whole-home surge protection.
- Smart home wiring (Cat6 Ethernet, video doorbell prep).
- New LED recessed lighting + switches, plugs throughout.
- All permits pulled by Rote Construction.
- All new roofing done by Top Armor Roofing.
- All finished millwork completed by BuildD3.
- All designs completed by BuildD3 and owner DG.
- HVAC system evaluation/upgrade (new air handler, duct cleaning or replacement as needed).
- New water heater (40g tank).
- All new roof and siding repairs as needed.
- Patio remodeled.

### **Kitchen Remodel (Upgrade costs= \$120,070.90):**

Complete kitchen gut and redesign with open-concept flow to living area

Premium D3 slim shaker cream cabinetry (semi-custom, soft-close drawers with new gold hardware).

Quartzite Taj Mah Hal natural stone countertops with backsplash and hood edge.

Custom white oak hood and floating shelves.

New high-end appliance package (Fridge, Stove/Oven, DW) .

New hood.

New undermount sink + premium gold Kohler faucet (pull-down), GD switch, soap dispenser.

Custom backsplash and white oak window seals.

New garbage disposal.

### **Bathrooms (All 3) Master Bathroom Full Remodel (Upgrade costs= \$89,000.11):**

All new hot mop water sealed with new tile and stone edging.

Double vanity with quartz counters.

New black Kohler and Delta faucets.

New TP holder, TB holder, etc...

New lighted led vanity mirror.

New high-end fixtures and lighting.

### **Hall/Secondary Bathrooms (Upgrade costs= \$32,400.79):**

Updated vanities, mirrors, lighting, and tilework.

Hot mop shower with stone ledging.  
New showers/tubs, modern Kohler fixtures.  
New glass shower enclosure- gold.  
Consistent tile and finish palette across all baths.

**Flooring & Interior Finishes (Upgrade costs= \$92,500.00):**

New luxury vinyl plank wood flooring throughout the home.  
Tile in all wet areas (porcelain or natural stone).  
Closet organization systems ( in all bedrooms except master bedroom).  
New interior solid core single shaker doors.  
New Kwikset black door hardware and door stops.  
New white oak stair railing.  
New white oak floating shelving and hood.  
New Milgard Trisnic windows throughout the home.  
New solid steel with temperature gridded glass entry door, (Universal Doors) with door hardware.  
New ring door bell.  
New pantry closet available.  
New lighting, chandeliers, LED recessed lights, wall lights, pantry, kitchen, exterior, bathrooms, garage, etc..  
New french door and single panel exterior doors with new black hardware.

**Exterior & Curb Appeal Upgrades (Upgrade costs= \$78,902.25):**

Exterior paint refresh with updated color scheme.  
New front entry door (fiberglass or solid steel door).  
New double black garage door with side opener and button controls.  
Landscape refresh: new sod, drought-tolerant plants, irrigation upgrades.  
Hardscape improvements (new walkway, patio enhancements).  
New white stucco throughout the exterior.  
New stucco exterior walls.  
New exterior lighting package.

**Additional Upgrades / Specialty Items (Upgrade costs= 105,900.00):**

New windows (energy-efficient, dual-pane, Milgard or equivalent).  
New smart home ceiling fan package per bedroom.  
Built-in cabinetry / entertainment center in living room.  
New custom white oak stair railing system.  
Home automation integration (lighting, thermostats, security).  
Attic and home insulation upgrade for energy efficiency.  
EV charger installation in garage.  
New smooth stucco fireplace and mantel build out.  
Remodel of existing fireplace interiors and doors.  
All new smooth level 4 finish drywall.

**Architectural, Plans, Permits, and GC fees (Upgrade costs= 18,774.50):**

**GRAND TOTAL COSTS= \$537,548.55**