

1402 Anaconda Pl Unit 105, Encinitas, CA, 92024
1088 at Fox Point Farms
Howard Brill, Melissa Brill
Building #52

PLAN 0006 A

Name: Townhome Residence
6
Garage Swing: R
Approx 940 Sq.Ft
Bed/Bath: /

LOT 1088

Status: Closed
Sale Date: 2024-11-18 00:00:00
Sales Phase: 131020000 20241114

Option #	Option Description	Qty	Total Price
AKG51002	Upgrade JennAir Appliance Package- 30" Range JGRP430HL, 30" Canopy Hood JXW8530HS, Microwave JMDFS24JL~& Trim kit W11170223, Dishwasher JDPSS244PL	1	\$4,285
AKRF5060	JennAir 36" Counter- Depth Refrigerator JFFCF72DKL without dispenser	1	\$3,020
AWDG3020	OPT Whirlpool Front Load Washer & Dryer w/ Stacking Kit, Washer WFW6605MW, Dryer WGD6605MW, Stacking~Kit W10869845. Drip Tite Pan included, except~for plan 6.	1	\$2,210
CA001002	OPT Upper Cabinets ILO o pen STD shelves at Kitchen	1	\$170
CA001016	UPG Kitchen Cabinet Package - Stained Maple 3505 Shaker Door in Choice of Fog,Graphite, Sage and Slate.~Specify color selection in notes. <i>Note: Sage</i>	1	\$2,920
CA001017	UPG Bathrooms and Linens Cabinet Package - Stained Maple 3505 Shaker Door in Choice of Fog,Graphite,~Sage and Slate. Specify color selection in notes. <i>Note: Sage</i>	1	\$525
CAA00021	UPG Pulls Throughout. Choice of 752-160MB, 752-160S N, 752-160PC, 635-160NI, 635-160SN, 635-160MB, 63~160BG. Specify Style in Notes. <i>Note: 635-160MB pulls</i>	1	\$660
CAA10035	UPG Cabinet Drawer Package at Baths and Laundry Includes Dovetail Drawer Boxes with Soft Close Glides~and Soft Close Door Hinges at Baths, Linens and Laundry Room	1	\$160
CAA10050	OPT Roll Out Shelves (1 pair). Please indicate location in notes. <i>Note: next to a sink and at lower pantry cabinet</i>	2	\$1,340
ELL00160	OPT Reinforced Heavy Duty Junction box with NO Switch. For light Fixtures up to 100 lbs. Includes LED~disc light fixture- Sea Gull 145205-15. Please~select switch seperately. Specify location on Diagram <i>Note: at Dining room</i>	1	\$185
ELL00220	OPT Weatherproof Exterior 110V Duplex Outlet off Existing Circuit <i>Note: at Patio</i>	1	\$145
GRE00005	OPT Garage Epoxy Floor Coating System-SpartaFlex. Includes Garage Floor and Stem Walls. Please type~color selection in notes. <i>Note: Creekbed 1/4"</i>	1	\$3,280
INB00010	OPT Insulation Package - Option adds Batt insulation to interior walls and between floors and all exterior~garage walls, including garage ceiling that does~NOT have living space above. This option reduces~sound transmission and is not intended to be an~energy saving option.	1	\$1,290
INTPT010	UPG Interior Paint-WHOLE HOUSE to Sherwin Williams Emerald Satin in choice of designer color. Ceilings~and Closets to remain Builders Solution Matte in~SW 7008 Alabaster. Interior Doors, Closets and~Baseboards to remain ProMar 400 Gloss in SW 7008~Alabaster. Includes full prep coat. SELECT PAINT~COLOR <i>Note: Natural Tan - SW7567</i>	1	\$3,275

PLW00200	Water System Package "A" Reverse Osmosis Pentair GRO-2550 Point of use Reverse Osmosis System~with -Kraus Purita FF-100 Faucet in Stainess, Matte Black~or Brushed Gold Finish. Please specify finish selection in <i>Note: Matte Black</i>	1	\$1,100
SOLAR132	OPT Solar Purchase Package - 2.84 kW System with 7 Panels. Conduit installed by Solar Company	1	\$12,000
CSTCNGRP	Custom Option - Combined Slab Countertops (For Multiple Rooms in Same Material) <i>Note: MSI Quartzite Calacatta Montreal polished at Kitchen perimeter with FULL splash above hood to lid, peninsula. Primary bath w/6" splash and Powder room w/6" splash on side wall only. All counters to be 2" square mitered edge</i>	18,070	\$18,070
CSTCTMP	Custom Option - Primary Bathroom Wall Tile <i>Note: Porcelanosa Ona 13 x 40 Blanco wave tile on shower walls, with Madagascar 13 x 40 Blanco on dam and sides of Soap niche. DT Famed FM10 Diamond penny round matte mosaic on shower pan</i>	6,455	\$6,455
CSTCTPB	Custom Option - Powder Bathroom Wall Tile <i>Note: Porcelanosa Gravity Aluminum Arrow Gold mosaic set as "W" on main wall only</i>	10,630	\$10,630
DRIC1010	UPG Primary Bedroom Double Sided Mirrored Walk-In Closet Door	1	\$970
DSTOTAL	Design Studio Flooring <i>Note: MZT D-Segni 8 x 8 Deco Stella tile in M0UA Smoke Blend at laundry and DT Famed penny round mosaic in FM10 Diamond matte at Primary bathroom and Bravada Symphony French White Oak extra wide 9.5" planks in Virtuoso in rest of the house, including stairs</i>	25,041	\$25,041
ELC00050	OPT One (1) LED Recessed Light+ (1) fire rated dome - 3000K. Specify location on diagram. Must select~switch separately. <i>Note: [1] at Powder room and [1] at Primary bath tied to existing LED light and switch</i>	1	\$350
ELC00060	OPT Four (4) LED Recessed Lights+ (4) fire rated domes with Slide - Dimmer Switch - 6-1330/13W 3000K.~Specify location on diagram. <i>Note: Living room</i>	1	\$1,525
ELL00010	OPT Dimmer Switch (1). Specify location on diagram. <i>Note: at Dining , Kitchen Peninsula and Powder room</i>	3	\$375
ELL00040	OPT 110V Duplex Outlet <i>Note: at Storage, and Primary bedroom @ 65" AFF</i>	2	\$200
ELL00050	OPT Pair of 3-Way Switches. Specify location of both switches on diagram. <i>Note: tied to sconces prewire at staircase[1] next to entry door, [2] at upstairs landing</i>	1	\$160
ELL00060	OPT Outlet GFI Interior - GFI Protected <i>Note: at Garage [counter height]</i>	1	\$135
ELL00100	OPT 20 AMP 110V GFI Outlet (Dedicated Circuit) <i>Note: at Primary bathroom [next to the toilet]</i>	1	\$325
ELL00140	OPT Junction Box with NO Switch (for wall sconce or pendant up to 50 lbs). Includes LED Disc Light~Fixture - SeaGull 14550S-15. Specify location on~diagram. <i>Note: [2] at staircase and [3] over Kitchen peninsula</i>	5	\$750
ELL00150	OPT Ceiling Fan Junction Box with Fan-Light switch. For ceiling fans up to 70lbs. Includes LED disc~light fixture- Sea Gull 145205-15. The light-fan~switch included is not intended for ceiling fans~with Remote. Specify location on diagram. <i>Note: at Patio</i>	1	\$345

SHEA HOME DETAILS - BUYER

131021088

PRICING	
Base Price	\$938,000
Elevation Premium	\$0
Lot Premium	\$40,000
Seller Preselected Options	\$0
Buyer Selected Options	\$101,896
Approved Incentives/Allowances (Price, Options)	\$(5,000)
Purchase price	\$1,074,896
Approved Incentives (Closing Costs)	\$0