

Comprehensive Systems, Finishes & Upgrades Register

2820 Via Montecito, San Clemente, CA 92672 Offered at \$2,499,000 | 2,200 Sq. Ft. | 4–5 Bed + Bonus | 2.5 Bath | Single Story on 9,000+ Sq. Ft. Corner Lot Shorecliffs Golf Course 5th Green Frontage | Pool/Spa | Peek-a-Boo Ocean Views | Shorecliffs Beach Club HOA (\$45/mo)

Climate, Energy & Structural Mechanicals

- **Lennox Dave Lennox Signature® Collection 5-Ton AC Condenser:** Model SL18XC1-060-230A01, up to 18.50 SEER, SilentComfort™ sound dampening, Quantum™ corrosion-resistant coil, and SunSource® solar-ready capability. *Est. Replacement: \$8,500 – \$13,500*
- **Lennox Dave Lennox Signature® Collection Gas Furnace:** Variable-speed multi-stage high-efficiency indoor furnace paired with an oversized 20x25 air filtration system (installed by Triton Air). *Est. Replacement: \$4,500 – \$6,800*
- **ADP® High-Efficiency Cased Evaporator Coil:** Model LC42/60S9CG (450–600 PSI) with factory-installed R410A TXV valve. *Est. Replacement: \$1,800 – \$2,600*
- **Emerson Digital Programmable Thermostat:** Multi-stage backlit climate control with independent fan modes. *Est. Replacement: \$120 – \$220*
- **Noritz® NR981 Commercial-Grade Tankless Water Heater:** 199,900 BTU high-output on-demand gas system with dedicated FasNSeal® stainless venting, digital wall controller, and custom copper manifold. *Est. Replacement: \$3,800 – \$5,400*
- **ActivFlo Lite Whole-House Catalytic Water Conditioner:** Chemical-free, salt-free catalytic descaler (Model ZAFL2234) protecting plumbing and appliances. *Est. Replacement: \$750 – \$1,200*
- **Dedicated Potable Thermal Expansion Tank:** Strapped and anchored pressure-relief bladder system. *Est. Replacement: \$250 – \$400*
- **Main Electrical Service & Secondary Subpanel:** Cutler-Hammer 200A main service panel with labeled circuits plus a Square D load-center subpanel. *Est. Replacement: \$3,500 – \$5,500*
- **Architectural Dimensional Shingle Roof:** Multi-layered heavy-grade composition roof with fiberglass core and ridge ventilation. *Est. Replacement: \$16,000 – \$24,000*

Backyard Resort, Pool & Entertaining Deck

- **California Pools / Jandy® AquaPure Electronic Salt System:** Jandy AquaPure PLC1400 40,000-gallon cell and CPUREM digital power center for skin-friendly natural water chlorination. *Est. Replacement: \$2,300 – \$3,350*
- **Rheem® Digital Gas Pool & Spa Heater:** Microprocessor-controlled heater with factory ProTek Shield™ galvanic saltwater corrosion protection. *Est. Replacement: \$3,800 – \$5,200*
- **Jandy® AquaLink® RS Master Automation Center:** Automated control center managing scheduled filtration, heating circuits, and yard lighting. *Est. Replacement: \$2,200 – \$3,500*

- **Jandy® Large-Capacity Multi-Cartridge CL Filter & Circulation Pump:** High-flow cartridge filtration unit with Jandy NeverLube® motorized valve actuators. *Est. Replacement: \$3,400 – \$4,900*
- **SunSetter® Motorized Retractable Awning with Somfy® RTS:** Lateral-arm motorized awning (Model 1100) controlled via dual handheld Somfy® Telis 1 RTS wireless remotes. *Est. Replacement: \$3,200 – \$5,200*
- **Royale Built-In Stainless Steel Outdoor Gas Grill:** 304 marine-grade stainless gas barbecue with twin storage drawers set in polished stone counters. *Est. Replacement: \$2,500 – \$4,200*
- **Weatherables Gothic Vinyl Picket Fence & Keystone® Safety Latch:** Low-maintenance perimeter fence with keyed magnetic pool-safety gate hardware. *Est. Replacement: \$3,500 – \$5,500*
- **Rain Bird® ESP-Me Modular Smart Irrigation Controller:** Multi-station timer managing automated watering for tropical palm and drought-tolerant landscape beds. *Est. Replacement: \$350 – \$550*
- **Lifetime® Horizontal Resin Storage Shed:** Dual-door weather-resistant outdoor unit with gas-strut lid. *Est. Replacement: \$400 – \$650*

Chef's Kitchen & Premium Appliances

- **Thermador® / Bosch Masterpiece 5-Burner Gas Cooktop:** Drop-in stainless cooktop with heavy cast-iron continuous grates and central power burner. *Est. Replacement: \$1,600 – \$2,500*
- **Valore Stainless Steel Island Range Hood:** Suspended curved stainless chimney canopy with multi-speed perimeter extraction and LED task lamps. *Est. Replacement: \$1,200 – \$2,100*
- **GE Profile™ Smart Convection Single Wall Oven:** Built-in 30" oven (Model ZEK7000SH1SS) featuring WiFi Connect and European Convection. *Est. Replacement: \$2,400 – \$3,400*
- **GE Monogram® / Profile™ Speedcook Advantium Microwave:** Built-in Advantium combo oven (Model ZSC1001J1SS) with halogen Speedcook technology. *Est. Replacement: \$1,600 – \$2,300*
- **LG Ultra-Capacity Smart French Door Refrigerator:** Model LF25Z6211S/00 with LG ThinQ® diagnostics, dual icemakers, and linear cooling. *Est. Replacement: \$2,200 – \$3,200*
- **Miele Futura Crystal Stainless Dishwasher:** German-engineered unit with dedicated China & Crystal wash options and water softening system. *Est. Replacement: \$1,600 – \$2,400*
- **Chef's Undermount Sink & Commercial Gooseneck Faucet:** Double-basin stainless sink, high-arc swivel faucet, integrated soap pump, and InSinkErator® Badger® 5 disposal. *Est. Replacement: \$700 – \$1,270*
- **Cabinetry Engineering:** Blum® CLIP top BLUMOTION Austrian soft-close concealed hinges throughout. *Est. Replacement: \$600 – \$1,000*

Interior Architectural Details, Baths & Smart Technology

- **Great Barrier 7mm Waterproof SPC Rigid Core Flooring:** Wide 9" x 60" embossed wood-grain planks spanning the entire 2,200 sq. ft. home. *Est. Replacement: \$16,500 – \$24,000*
- **Primary Walk-In Spa Shower:** Polished large-format porcelain slabs, river-rock pan and niche, corner bench, dual thermostatic cross-handle controls, and EnduroShield®-treated frameless glass. *Est. Replacement: \$9,850 – \$15,550*
- **Swiss Madison Wall-Mount Faucet & Kohler Undermount Basin:** Gunmetal cross-handle wall faucets over solid marble vanity surfaces. *Est. Replacement: \$650 – \$1,100*
- **Secondary Bath Double Vanity:** Shaker bead-board vanity with slab travertine countertops, Kohler® sinks, brushed nickel gooseneck faucets, and French-pattern travertine flooring. *Est. Replacement: \$6,500 – \$9,500*
- **Designer Commodes:** Kohler smart bidet toilet with wireless wall remote control, alongside a TOTO® 1.6 GPF eco-flush commode. *Est. Replacement: \$2,250 – \$3,950*
- **Dual Modern Fireplaces:** Living room hearth with champagne gold mirrored glass; den fireplace framed in vein-cut travertine slabs with Pacific blue fire glass. *Est. Replacement: \$5,100 – \$8,300*
- **Norman® Custom Plantation Shutters & 3 Day Blinds® Solar Shades:** Polyresin/composite louvered shutters with hidden tilt rods, custom bypass patio sliders, and UV solar screens. *Est. Replacement: \$6,150 – \$10,400*
- **Smart Security & Audio Infrastructure:** Qolsys IQ touchscreen panel, Alarm.com exterior HD bullet camera, Lepower LED motion floodlights, and recessed in-wall/in-ceiling surround sound audio. *Est. Replacement: \$1,665 – \$2,870*
- **Laundry Suite:** High-efficiency Whirlpool® front-load washer and matching Whirlpool® front-load steam gas dryer. *Est. Replacement: \$1,800 – \$2,600*
- **Garage Mechanicals:** Genie® Pro heavy-duty screw-drive opener, Chamberlain Clicker® exterior keypad, and Rubbermaid® FastTrack® storage rails. *Est. Replacement: \$470 – \$765*

Capital Improvement Summary

- **Documented Upgrades:** 40+ Line Items Across All Mechanical, Exterior & Interior Living Spaces
- **Estimated Cumulative Replacement & Installation Value: \$140,000 – \$205,000+ USD**

**More information contact:
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