

PROPERTY UPGRADES
Values are approximate
31194 Windstone Drive
Winchester, California 92562

- Custom Pool, Spa, Grotto, Fire Features---\$117,000
- Safety Pool Fencing: \$3000
- Great Room:Custom Fireplace and Hand Hewn Mantel---\$8,000
- LifeSource Water Treatment System---\$7000
- Security System---activation required---\$3000
- Leased Solar System 14 panel---Buyer to assume Lease
- Quartz Kitchen Counters---\$4000
- Farmhouse Kitchen Sink---\$1000
- Plantation Shutters---\$14,000
- LVP Flooring Main Floor, Staircase, Upstairs Hall---\$10,000
- Custom Shed---\$5000
- Backyard Upgrades---Aluma Wood Patio Cover with Fans---\$8000
- Outdoor Kitchen with BBQ, Fridge, Sink---\$9000
- In-Ground Trampoline with Custom Lights---\$4000
- Hardscape-Front and Rear Yards-\$16,000
- RV Custom Gate-\$1800

TOTAL UPGRADE Value: \$227,000



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Real Estate Done Right

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