Renovation & Improvements

Over the course of a year, the owners opened up the first floor to create a spacious great room and redesigned the kitchen with custom cabinetry, sintered stone countertops, and a large island. Upstairs, they created an additional bedroom suite, added a full bath, and built a primary-bedroom balcony with golf-course and sunset views. The renovation also included a whole-home repipe, new electrical wiring and HVAC ductwork, and a fully renovated pool with a Baja shelf and waterfalls alongside a new outdoor kitchen.

Great room & interior finishes

- Removed first-floor walls under permit to create the open floor plan.
- Installed new luxury vinyl plank flooring and updated recessed lighting throughout the house.
- Renovated the staircase with floating solid white oak treads and new steel railings.
- Installed new stone tile fireplace surrounds.

Kitchen, pantry & laundry

- Redesigned the kitchen around a large central island, with custom cabinetry and sintered stone countertops.
- Equipped the kitchen with a 48-inch range and matching 48-inch hood.
- Created a walk-in pantry with custom shelving.
- Added a dedicated dry bar with a beverage refrigerator.
- Created a dedicated laundry room with a sink.

Permits & treatment records

- The City signed off on final inspections.
- Completed termite fumigation in June 2026. Treatment records are available.

Bedroom suites & bathrooms

- Renovated bathrooms with porcelain tile, floating vanities, and backlit mirrors.
- Reconfigured the upstairs floor plan to create an additional bedroom suite.
- Added a full upstairs bathroom with an alcove tub and a double-sink vanity.
- Remodeled the primary bath with a freestanding tub, dual walk-in showers, and two floating vanities.

Windows & entry

- Installed energy-efficient, double-pane vinyl windows and replaced sliding doors.
- Replaced two smaller sliding doors with a single four-panel sliding door from the primary bedroom to the balcony.
- Added large picture windows to bring natural light into the kitchen and formal living area.
- Installed a new solid mahogany front entry door.

Exterior, Pool & Home Systems

Exterior & garage

- Applied new stucco around the house.
- Repaired and washed the existing tile roof.
- Installed new gutters and downspouts.
- Installed new garage doors with smart side-mount openers.
- Added stone tile around the garage doors, along the side of the house, and on the driveway columns.
- Applied an epoxy finish to the garage floor.
- Extended the concrete driveway into the side yard and installed a 14-foot-wide double metal gate, creating space to park a small RV, boat, or truck behind the gate.

Balcony, decks & retaining wall

- Added a large, permitted balcony off the primary bedroom with golf-course and sunset views.
- Completed permitted repairs to all decks and installed new waterproofing and finishes.
- Completed permitted retaining wall work.

Plumbing, electrical & HVAC

- Repiped the entire home with new PEX water supply lines.
- Installed new electrical wiring using the existing panel.
- Installed new HVAC ductwork for the existing heating and cooling equipment. The water heater and air conditioner were replaced in 2021.

Pool renovation

- Replastered and retiled the pool.
- Added a large Baja shelf with an umbrella sleeve.
- Built a waterfall wall with two spillways.
- Installed new pool lighting and skimmers.
- Installed new pool plumbing and electrical.
- Replaced all pool equipment.
- Installed new pool coping and surrounding concrete.

Outdoor kitchen & landscaping

- Added a custom stainless steel outdoor kitchen with stainless steel appliances.
- Added an outdoor serving counter at the kitchen pass-through window.
- Installed a 10-valve sprinkler system with app controls.
- Installed new sod in the front and back yards.
- Installed approximately 200 square feet of artificial turf between the pool and outdoor kitchen to handle frequent foot traffic and help keep dirt off wet feet.
- Added more than 100 new plants, including waxleaf privet, westringia, and dianella.
- Installed app-controlled landscape lighting.