LIQUID LUXE
A JMC Pools Company

ESTIMATE 1
2026-11-03

Your new pool, spa & sunshelf project

Prepared for Chris Burns · 2005 SW Amarillo Ln, Palm City, FL 34990 · Summary of scope

01	**Demolition & new pool**	**$65,700**
01	**Demolition of the old pool and deck** Break out and haul away the existing pool and the old concrete deck and pavers.	**$21,500**
02	**Pool, spa and sunshelf shell** A 14' x 35' gunite pool, 3' to 4'11" deep, with a 5' x 7' champagne spa with 6 therapy jets and a 6' x 14' sunshelf with a bubbler. Steel, plumbing and every inspection included.	**$44,200**
02	**Finishes & tile**	**$22,000**
03	**Infinity coping** Polished, non-bullnose infinity coping, mud set on the pool beam.	**$3,900**
04	**Waterline tile** 6" waterline tile with step and bench trim, on a reinforced, waterproofed beam ($12/ft material allowance).	**$9,000**
05	**Florida Stucco Gem finish** Florida Stucco Gem finish in your choice of nine colors, with the main drain grate and return fittings.	**$9,100**
03	**Deck & features**	**$43,700**
06	**Pool deck, marble or travertine** 1,700 sf of new travertine or marble deck on leveled, compacted sand ($5/sf material allowance).	**$25,500**
07	**Artificial grass strips** 100 lf of artificial grass strips around the coping, per the design.	**$1,200**
08	**Fire and water bowls (2)** Two Corinthian concrete fire and water bowls with automatic ignition, on 18" columns clad in the deck material.	**$17,000**
04	**Equipment & automation**	**$28,200**
09	**Pump, filter and spa blower** Jandy 2.7HP variable-speed pump, 200 sf cartridge filter and a 1.5HP spa air blower, on new pads with new plumbing and valves.	**$6,200**
10	**Color LED lights (4)** Four Jandy color LED lights: two in the pool, one in the spa and one on the sunshelf.	**$5,200**
11	**iAquaLink automation panel** Jandy IQ906-PS AquaLink with iAquaLink: pool, spa, lights, garden lights and heater from your phone. Electrical permit and the feed from the house panel included.	**$8,200**
12	**Salt chlorinator** Salt system rated for up to 35,000 gallons, first 300 lbs of salt included.	**$1,900**
13	**Heat & chill pump** Jandy VersaTemp 130,000 BTU heat and chill pump: warm water in winter, cool water in summer.	**$6,700**
05	**Engineering & permits**	**$8,000**
14	**Engineering** Pool plans and engineering, about 10 days.	**$2,200**
15	**Permits and fees, all included** Fixed price: every city, county and private provider fee is included, and the private provider keeps the project at least 50% faster.	**$5,800**

Total	$167,600

Selections and site conditions

+	**Pool finish color** Florida Stucco Gem, nine colors; upgrades available on request.	**Select**
+	**Fire and water bowls** Color and shape from the Corinthian catalog. Propane tank, if needed, not included.	**Select**
+	**Site conditions** Dewatering, muck or rock found during excavation are not included.	**If needed**

How to approve

1. Open your estimate in JobTread (link in your e-mail).
2. Review it and sign.
3. Click the green **Approve** button.

This is a summary. The binding, signable document is the estimate in JobTread; the full scope description and agreement there govern. Pool dimensions are approximate and final engineering follows the approved plans. Estimated timeline: engineering about 10 days, permits up to 15 days, construction 60 to 90 days.

Liquid Luxe · A JMC Pools Company · Design Build Escape · Marcelo Coelho · construction@liquidluxe.com · marcelo@liquidluxe.com