LIQUID LUXE
A JMC Pools Company

ESTIMATE 5249-1
NOVEMBER 18, 2026

Your pool & spa project

Prepared for Andy Fagan · 247 Ridge Rd, Jupiter, FL 33477 · Summary of scope

01	**Pool & spa structure**	**$41,900**
01	**Pool, spa and sunshelf shell** 22'6" x 12'4" gunite pool with a 6' x 8'3" flush spa and a 7' x 5'6" sunshelf, 3' to 5' deep. Steel, plumbing to the equipment pad and every inspection included.	**$37,400**
02	**Raised wall with sheer descents** A 7'6" raised wall with a tiled front face and two 24" sheer descent waterfalls, on their own Jandy 1.85HP pump.	**$4,500**
02	**Finishes & tile**	**$13,800**
03	**Infinity coping** Polished, non-bullnose infinity coping, mud set on the pool beam.	**$3,000**
04	**Waterline tile** 6" waterline tile with step and bench trim, on a reinforced, waterproofed beam (tile allowance included).	**$3,900**
05	**Florida Stucco Gem finish** Florida Stucco Gem interior in the color you choose, with a new main drain grate and pool and spa return fittings.	**$6,900**
03	**Deck**	**$13,500**
06	**Pool deck, marble or travertine** 900 sf of travertine or marble deck on leveled, compacted sand (material allowance included).	**$13,500**
04	**Equipment & automation**	**$24,600**
07	**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**
08	**Automation and control panel** Jandy IQ906-PS AquaLink RS with iAquaLink: pool, spa, lights, garden lights and heater from your phone. Electrical permit and feed from the house panel included.	**$7,500**
09	**Color LED lights** Three Jandy Hydrocool color LED lights: one in the pool, one in the spa and one on the sunshelf.	**$3,600**
10	**Salt chlorinator** Salt system rated for up to 35,000 gallons, first 300 lbs of salt included.	**$1,800**
11	**Electric heat pump** Gulfstream 125,000 BTU electric heat pump. 2 years parts and labor, 10 years parts.	**$5,500**
05	**Engineering & permits**	**$6,000**
12	**Engineering** Pool plans and engineering, about 10 days.	**$2,000**
13	**Permits and fees, all included** Fixed price: every city or county fee and private provider fee included. We prepare, submit, schedule the inspections and close the permits.	**$4,000**

Total	**$99,800**

Not included in the total

+	**Furniture, fire pit, fence and landscaping** Shown in the renders to picture the space; not part of this proposal.	**Not included**
+	**Selections** Florida Stucco Gem color to choose. Deck stone (5 dollars/sf) and waterline tile (12 dollars/ft) are allowances; a pricier selection is adjusted by change order.	**To choose**

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.