

UPGRADE LIST

9810 Reston River Lane

Smart Home/Security/Energy Efficiency Upgrades

- LTS High Definition video security system with DVR and 6 outdoor mounted video cameras. Motion activated LED spotlights located at both backyard side yards
- Ring 2 video doorbell w/battery backup and chime + range extender
- Nest E smart learning thermostats(2), 1 for each HVAC zone
- LED lighting - 99% of indoor and outdoor lighting has been upgraded to premium LED bulbs. Most indoor LED's are dimmer compatible
- Lutron Caseta Smart Lighting System w/dimmer control and smart home hub (living room) - controlled by phone/tablet app, Amazon Alexa and google home speakers, or wall mounted remotes
- Lutron/Leviton Occupancy sensors in both garages, children's bathroom, and master closet
- SimpliSafe monitored Smart Security System (Negotiable) - "Beacon" 13 piece system including 6 entry sensors, 2 motion sensors, and indoor security camera

Other Upgrades

- 5.1 surround sound wiring in living and study/media
- Epoxy flooring in both garages - professionally installed in a pleasing neutral color. Makes maintenance and cleaning easy and efficient
- Custom Sliding Barn Door in master bedroom leading to master bathroom
- Upgraded, top of the line Electrolux appliances - 36" 5 burner gas stovetop, double wall ovens with convection cooking, ultra quiet dishwasher, and built-in Microwave. Electrolux IQ touch stainless steel French door refrigerator can be purchased if desired
- Ultra Premium J-Kraft cabinets throughout. Upgraded kitchen cabinets featuring 4" rope crown detail and painted in designer white with clay glaze finish
- Premium cabinet hardware throughout home
- Tile Flooring - Super high-end tile in all halls, living room, dining room, kitchen, laundry room, and all bathrooms (Level 3 Platinum)
- Carpet - Super high-end with upgraded 7lb pad in all bedrooms (Level 4 Titanium)
- Granite for every countertop
- Kitchen Granite - upgraded level 2 "Santa Cecilia"
- Wood Beam Ceiling in study/media
- Framed designer mirrors in all bathrooms
- 2" faux wood blinds throughout home
- Gas stub at Patio