

## Brighton Home.

4 bedroom; 2.5 bath; 3-car detached extended garage with above ground pool with party decks.

### Security

- Wired Security System- doors, windows, motion detectors, ring doorbell, fire alarms
- Safe (Panic) Room- 5 door hinges; 2 keyed deadbolts;
- NuTone Intercom System wired throughout house
- Kick-resistant door flap locks
- Storm doors- tempered glass, double latched
- Extended 2.5-3" deadbolts and 3" screws
- Keyed garage door
- Kick-resistant door jam on back and garage door
- New, low-profile landscaping
- Exterior Lights on timers and motion detectors

### Energy Efficiency

- R30 fire-resistant insulation
- 3 year old Split- Zone A/C system; 14 seer
- Air ducts checked and cleaned 18 months ago
- Custom Magnetite Energy Efficient barrier on all windows and fireplace

### Pool

- 21' Diameter above ground pool
- 52" Tall
- Newly installed \$1000 pump filtration system with custom piping and shut-off valve controls
- 2 custom built hi-low party decks
- Custom lighting
- By pool and in garage power shut-off options

## Garage

- 3- car detached
- 3 foot extended in the back
- Custom built solid wood cabinets-24" deep
- Custom work benches- 15'
- Ceiling fans
- Custom storage cabinets and shelves

## Garage (cont)

- Garage door openers- 2 remotes

## Kitchen

- Granite countertops- White Spring pattern, waterfall edge on island and sink, bull-nose on all others
- Custom built, oversized, single granite sink
- Above and below custom cabinet lighting
- JennAir Double-oven with convection features
- Gas cooktop with 5 burners
- Designer Tile backsplash
- Custom pull-out drawers in all lower cabinets
- Flooring- Waterproof Mannington Adura Olive wood vinyl planking
- 44" tall cabinets
- Designer Hardware, easy-pull
- Dimmable recessed LED- lighting

## Kitchen (cont.)

- Insulated garbage-disposal
- Walk-in pantry
- Microwave
- Custom crown-molding on cabinets

## Master Bath

- Custom cabinets with glass inserts and lighting, pull out drawers lower cabinets
- His & Her sinks granite countertops
- Extra outlets added
- Wire cubby at men's sink
- Flooring- Waterproof Mannington Adura Teak wood vinyl planking, Herringbone pattern
- Custom living-in place, low-entry shower, soap inserts, adjustable temperature and shower heads with wand, frameless neo-angle glass enclosure
- Upgraded brushed-nickel hardware
- Whirlpool Tub with Timer, custom block wood paneling, granite accents including on windowsill and wall fireplace feature
- Walk-in closet with fluorescent lighting and custom shelves and solid wood clothes racks
- TV included above door

## Master Bedroom

- Custom room darkening drapes and pull-downs

## Utility Room

- Custom solid wood shelves
- Electric or gas dryer connections
- Flooring- Waterproof Mannington Adura Olive wood vinyl planking

## Living Room

- Custom built-in shelves
- Gas-log fireplace
- New carpet
- Tiled fireplace with mantle
- Raised Ceilings- 11'

## Exterior

- Soaker hose irrigation system in flower bed and around foundation of house and garage on timers
- Fully-fenced backyard
- Double-wide access gate to right of garage
- Custom shadow box fence with catwalk
- Gutter system
- Custom Brick Mailbox at the curb
- Designer Front door

## Exterior (cont.)

- 1 year old landscaping
- Trees trimmed 8/2018

## Other

- All interior doors are 3-0 width (oversized)
- New carpet throughout house- high-end, stain-resistant, 35 year warranty, upgraded padding "sugar cookie" color
- 5-blade Ceiling fans throughout, including Master bath with light kits
- Dimmable lights throughout
- 1" electrostatic-dust minimizing mini blinds
- New toilet seats
- All rooms have walk-in closets with custom wood shelving and clothes racks
- Copper water pipes
- No dogs, cats or smoking ever in the home
- NO HOA!!!