

- Upgraded Front Doors with "speak-easy windows", added Clavos and Masks by Hoelscher (\$1536 upgrade)
- Contemporary Millwork Throughout
- Fypon Beams/Painted Ceilings
- Plygem Bronze Aluminum Thermally-Broken Windows (\$8,239 upgrade)
- Custom Shaker Kitchen Cabinetry by J-Craft Cabinetry: Roll-outs added in Kitchen and Second Vanity
- Upgraded Glass Insert Cabinetry in Kitchen and Bar Area
- Island Upgraded to "Naval" Paint
- Added Under Cabinet Lighting (\$895 upgrade)
- Upgraded Blanco Anthracite Sink (\$1,259 upgrade)
- Upgraded Quartz Counter tops in Kitchen, Bar Area, Pool Bath, Game Room, Laundry Room
- American Valor "Barnwood" White Oak Flooring (\$24,047 upgrade)
- Wallpaper Added in Formal Dining (\$1,400 added after closing)
- Upgraded Savoy House Chandelier and Sconces in Formal Dining Room
- Upgraded Chandelier in Living Room
- Upgraded Pendants in Kitchen
- Upgraded Chandelier in Master Bedroom
- Upgraded Fan in Game Room with Wall Control
- KitchenAid Architect Series Appliances
- Built-In Fridge and Beverage Center (added after closing)
- Designer Tilework with Extended Backsplash in Kitchen, Bar and Fireplace
- Upgraded Cedar Floating Mantle and Shelving (\$1,400 upgrade)
- Upgraded Painted PPG "Shark" Trim and "Black Magic" Ceilings in Living Room and Master Bedroom
- Added Shower in Pool Bath area with Upgraded Kohler Sandstone Fixtures and Moen Matte Black Hardware

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- Jacuzzi brand Free Standing Tub in Master Bath (\$2,382 upgrade)
- Designer Tile in Master Bath (\$5,366 upgrade)
- Upgraded Framed Mirrors in Pool Bath and Master to Match Cabinetry
- Upgraded shower tile extended to ceilings
- Digital Programmable Thermostats by Lennox
- Upgraded 3/8" Glacier Carpet Pad/Level 6 and 8 Sculptured Carpeting (\$5,056 upgrade)
- Custom Wrought-Iron Stair Railing and Balcony with upgraded Stained Rails and Trim
- Media Room with sconce Lighting, Elura Red Label Speakers and Subwoofer (Sound System Added after Closing \$4,000 upgrade (Excluded but available for purchase)
- Plantation Shutters (added after closing)
- Entryway Light, Media Room Fan and Exterior Fan (Added after Closing-Entryway Light and Media Room Fan from Carol's Lighting: \$1,130 upgrade)
- Sprinkler System
- Landscaping-Additional front rock bed (added after closing)
- Fresh landscaping added 8/2019 to front beds
- Gutters/Front and Back
- Exterior gas and water stub-outs
- Pebble Tec lined pool/spa with ozonator and heater by Supreme Pools: upgraded designer Spanish-inspired deco tile and Basalt coping/LED interior lighting/Extended Spray decking (\$64,485 addition)
- Quiet belt-drive garage door openers
- 8' tall garage door upgrades
- Epoxy Sealant on Garage Flooring (added after closing)
- Upgraded extended width and circle driveway with added pavers (\$13,376 upgrade)
- PIB Home Warranty
- See upgrade after closing receipts