

# 1223 Wagner Upgrades and Features

- Flat Sheetrock-no texture
- Premium paint throughout
- Custom LED lighting w/dimmers throughout
- Hand painted Whitewashed 5" planked custom wood floors throughout
- Carrera marble countertops throughout
- Custom sinks in all bathrooms & modern farmhouse kitchen sink
- High end kitchen sink faucet
- Custom iron pot rack
- Soaker tub w/high end faucet
- Custom tile throughout all bathrooms, entry, fireplace, master shower & kitchen backsplash
- Custom porcelain wood like tiled gas fireplace
- Custom barn wood doors
- Stainless steel appliances
- LG gas stove w/double ovens, including convection, vent hood, Whirlpool dishwasher, Jennair refrigerator, Kitchen Aid washer & dryer
- High end designer ceiling fans
- Custom built cabinets in master closet, built ins in secondary closets, utility closet, floor to ceiling cabinets in kitchen, custom cabinets in garage
- Custom cabinet hardware in all bathrooms & kitchen
- Skyline view from 3rd floor balcony
- Flush bolt hardware on front door, garage doors
- Pavers & Mexican beach pebbles back yard w/River Birch trees & custom bench

## Average Utilities

- Water: \$35.00-\$50.00/mo.
- Gas: \$18.75/mo.
- Electric: \$120/mo.
- \$194/hottest months