

13227 SPURLIN MEADOW DRIVE - TOTAL APPROXIMATE UPGRADES \$126,500

7090 K-ASPEN X ELEVATION HS PLAN MERITAGE HOMES CORPORATION

AT CONSTRUCTION - APPROXIMATE \$35,000 IN BUILDER UPGRADES

WHITE MORTAR	IRON SPINDLES STAIRWAYS/CATWALK
OPTIONAL FULL BATH #3	RED MAHOGANY HAND RAILS STAIRWAYS/CATWALK
FRONT GUTTERS	GRANITE UPGRADE WATERFALL KITCHEN
SPRINKLER SYSTEM 9 ZONES	TILE 20X20 DIAGONAL KITCHEN/BREAKFAST
OPTION EXTENDED PATIO	TILE 16 X 16 DIAMETER MASTER BATH, POWDER & UTILITY
GAS STUB OUT PATIO	STAINLESS STEEL PACKAGE
FAMILY ROOM CEILING FAN UPGR.	FIREPLACE MANTLE CAST
OPTIONAL FULL BATH #3 TILE FLOOR	LIGHTING PACKAGE SCROLL BRONZE
POWER OUTLET ON PATIO	CABLE OUTLET ON PATIO
SHOWER RECESS	DOUBLE FLOOR WITH FIXTURES

PEBBLE IN LAYS MASTER BATH, SECOND SHOWER AND THIRD SHOWER

SELLER UPGRADES TO HOME - APPROXIMATE \$91,500 IN SELLER UPGRADES:

CUSTOM LAGUNA STYLE HEATED POOL WITH WEEPING WATERFALL BENCHED GROTTO AND SPILLWAY, AND CUSTOM HAND CHIPPED FLAGSTONE HARDSCAPE SURROUND. CUSTOM HEATED 10' SPA WITH EIGHT (8) TOP JETS AND SEVEN (7) BOTTOM JETS. (MOST SPAS ARE 8'). CUSTOM GAS FIREPIT.

UPGRADED POOL/SPA EQUIPMENT - 2 SKIMMERS EASY FLO, 6 MAIN DRAINS VGB SAFETY COMPLIANT-MDXR3, JANDY CL460 CARTRIDGE FILTER, 1 INTERMATIC DUAL TIMER, 1 320 IN-LINE CHLORINATOR, 3 JANDY LED COLOR LIGHTS, 1 JANDY LED COLOR LIGHT SPA, PARALEVELER TO CONTROL EVAPORATION, 3 JANDY 2-WAY VALVES, 2 JANDY 3-WAY VALVES, 1 JANDY CHECK VALVE, 1 JANDY STEALTH 2.0 HP PUMP FOR WATER FEATURE, 1 JANDY 2 HP PUMP POOL/SPA OPERATION, 1 POLARIS HEAD AND HOSE, 1 POLARIS BOOSTER PUMP, 1 OZONATOR. POOL CARRIES LIMITED LIFETIME WARRANTY.

FRONT LANDSCAPING CUSTOM HARDSCAPE

POPLAR WOOD FLOATING SHELVES UTILITY ROOM AREA

SHAW HAND SCRAPED WOOD TILE (PETRIFIED HICKORY) - STUDY, DINING, ENTRY, LIVING ROOM, MASTER BEDROOM, MASTER CLOSET

CUSTOM STAIRWAY AND LANDINGS WITH RED OAK STAIRS AND CUSTOM COPPER RISERS