

## Upgrades and House Facts for 22006 Whitford

### Kitchen

- Completely custom kitchen with 4' x 11' island with tons on storage
- Double full-size ovens
- Granite countertops
- LED dimmable recessed lighting and 3 pendent lights
- Huge amount of cabinets and large drawers
- Corner cabinet with lazy Susan
- Breakfast bar
- Spacious breakfast room open to living room
- Walk-in pantry
- Custom hardwood cabinets
- Undercounter lighting
- Bosch double ovens, Bosch microwave, Bosch quiet dishwasher, Viking 6 burner oven
- Stainless steel double sink with Delta touch faucet

### Owner's Retreat

- Spacious and fits oversized furniture
- Hardwood floors
- Bay window with plantation shutters, perfect for a sitting area
- Dimmable LED recessed lighting

### Restroom

- His and hers sinks and custom hard wood cabinetry with tons of storage
- Built in vanity with extra storage and extra electrical plugs in the cabinet, below and in the hair dryer drawer. Includes a lockable drawer for jewelry
- Dimmable recessed lighting and chandelier
- Custom glass tile walls, black marble floor and granite countertop with leather finish
- Hardware from Ferguson ....., Pfister....find the type....
- Oversized shower with seamless glass and large soap niches
- Separate large soaking tub with Pfister fixtures
- Toilet area has a custom cabinet and electric plug for a bidet toilet seat
- His and hers custom closets, California style with built in dressers with lockable top drawers for jewelry or documents. Wood flooring, adjustable shelving, and polished aluminum rods

### Half bath downstairs

- Custom vanity sinks and framed mirror
- Tall toilet with soft close lid, dimmable LED light

## **Living Room**

- Tall ceilings with lots of light
- Built in cabinets with ample storage and LED rope lighting
- TV with adjustable arm stays
- 20" x 20" tile from the front door throughout kitchen and living room
- Custom tile in fireplace that matches the tile in the kitchen stovetop backsplash
- Plantation shutters with remote for the upper shades

## **Exterior**

- Four-sided brick and ....
- Most of the fencing is brick that is maintained by the homeowners association
- WiFi enabled Sprinkler System
- Outdoor lighting in the front yard and back yard
- Built in alarm sensors, ring doorbell that is controlled with your phone

## **Upstairs**

- Both full bathrooms are newly remodeled, with new vanities, mirrors, new plumbing fixtures, tile flooring and tile showers
- Large Game room with walk in closet, plantation shutters and recessed lighting
- 2 large bedrooms with large closets and a jack-and-jill bathroom
- Updated laundry room with custom cabinetry
- Private bedroom and bonus room
- Linen closet and huge 7' x 7' walk in closet

## **Additional Features & Upgrades**

- Dimmers on most lights
- Plantation shutters throughout and drapes in kitchen
- Fresh paint throughout with upgraded Sherwin Williams Cashier brand
- Most closets have new LED bright lighting
- 1 new a/c unit, 1 recent... will get dates
- 2 new water heaters
- Matching oil bronzed hardware throughout
- The light fixtures, chandeliers and sconce's have been upgraded

## **Backyard paradise**

- Large covered patio ...size, wood burning fireplace,
- Outdoor kitchen includes a sink, large bar, RCS four burner gas grill and two burner side grill.
- Barn doors open to an entertainment ..... painted wainscoting ....frig with water hookup and cabinets
- Built in four speaker stereo surround system
- TV stays.... has cable and surround sound
- 2 large fans and dimmable recessed lighting
- Three matching sconce lights on the pillars
- The saltwater pool and hot tub is easy to maintain with extra stone coping around backside of pool and waterfall.
- All pool lighting is new
- Outdoor shower and pool half bath, with painted wainscoting
- 3 car detached garage with 10ft extension that includes an airconditioned bonus room for storage or exercise room
- Garage has additional storage above