

EXTERIOR: UPGRADES

1. Back yard Sod
2. Sprinkler System: Automatic or Manual – (Front, Sides, and Rear Yard)
3. 16X12 Storage Shed with Electricity – Hardie Board Exterior
4. Security Cameras – Honeywell – Front-Porch, Back-Porch, Back corner of the 3rd Bay of Garage -
5. Gas stub at the back-porch patio
6. Gutters – Front, Side and Rear of home
7. Balcony and Back-Porch blocked and wired for ceiling fans – Ceiling fan with light installed on back porch
8. Flood Lights – Back-porch, Back corner of the 3rd Bay of garage
9. Outdoor Weather Proof outlets- (2) Two – Each side of balcony, (1) One -Front-Porch – (1) one on back of 3rd Bay of Garage next to AC Unit
10. (2) Two Outlets added in garage for Christmas Lights (Individual Breakers)
11. (1) One outlet added in Garage with own Breaker next to Vac System
12. 100% Masonry Exterior- Brick, Hardie-Board
13. Wrought Iron Gate added for Pond Access
14. Coach Lamps – Front Exterior – (3) Three
15. 3 Bay Garage – Each have garage door openers – Access Code Panel located on 1st Bay (3rd Bay is an added upgrade)

INTERIOR: UPGRADES

1. Floor to Ceiling Stone Fireplace – (Country French Rock)
2. 8'2" Panel Arch Knotty Arch Front Door with Dakote Handle Set – With Jacobean Stain
3. Washer/Dryer Connections: Dryer can be gas or electric – Upgraded with recessed gas stub
4. Handicapped Toilets- Elongated Height of 17" – Soft close lids
5. Stained Framed Mirrors in all bathrooms – Espresso Finish
6. Voss BN Plumbing Fixtures and Bath Accessories - Moen
7. PEX Plumbing
8. Prewired – Intercom from Master down to Master up
9. Faux Capri Window Covering – All windows
10. Dry Bar in Game room- Plumbing added for Wet Bar Conversion
11. Hand Rails and Iron Stair Spindles – Silver Vein Color; Stain Ebony
12. Starter Step on Stairs – Stained Ebony
13. Custom Mantel – Ebony Stain
14. Master – Down – Mud set Shower
15. 3 CM Fin Granite – Sienna River – Level 6 – Granite with Movement
 - All Bathrooms Counter tops
 - Window Sills and Shower benches
 - Kitchen Island
 - High Bar – Kitchen
 - Dry Bar in Game room
16. All door knobs, light fixtures, cabinet handles, faucets in brushed nickel
17. Stainless Steel Appliances

18. Sonora Bathroom tiles with Vista Glass and Stone Pattern Blend Mosaic Accent in all bathrooms
19. Kitchen Backsplash – Travertine Fontane Tumbled 6x6 Ivory Classic with Travertine Cortina Tumbled Listello 4x12 Soropis Mesh – ALL SEALED
20. Timberlake Cabinetry- Scottsdale Maple Espresso – All Bathrooms, Kitchen and Dry Bar- Added handles to all cabinets
21. Double Oven option and Island Option
22. Kitchen Faucet (Moen) and Kitchen Sink (Mirado 310 Style)
23. Dual Stage Drinking Water System at Kitchen Sink
24. Dupree Water Softener
25. Home Pro Central Vacuum System
26. Carpet and Padding Level 8- Color Cookie Crips – Extra in attic
27. Balcony Tiled – Extra in Attic
28. Natural Creation Luxury Plank – Grist Mill 9” Toasted Flooring – Complete Downstairs and wet areas upstairs- Extra in Attic
29. Custom Paint and cabinet in Media room
30. Media room wired for surround sound
31. Game room and back porch prewired for speakers
32. All rooms with exception of one bedroom prewired for internet, cable and land phone lines.
33. Foam Insulation
34. Double paned windows
35. Added decking in attic for storage
36. (2) two – 40 gal. hot water heaters
37. Dual air conditioning system – wifi compatible