

## *Features List for 124 Wycliffe Dr.*

- Concrete driveway (4000psi) beyond plan to include oversized parking / maneuvering area
- Stamped concrete floor , custom iron gate, fountain and stone benches in courtyard
- Added exterior spigots beyond plan
- Premium no-see-ums screening of large back porch
- Two doors accessing back yard from porch
- Natural gas line and hooded vent for grill in back porch
- 4 ft wide sidewalks around house
- 6 ft cedar fence with galvanized steel posts ; secured with all screws, no nails
- Zoned HVAC system; 2 furnaces and 2 AC units with 3 thermostats for maximum control
- 2 - 50 gallon gas water heaters
- Plantation shutters throughout , including garage
- Extensive crown molding
- Upgraded matching granite countertops in kitchen, master bath, and wet bar
- Pull out shelves in kitchen cabinets
- Double oven
- Upgraded maple cabinets with cocoa glaze in kitchen, wet bar, and all 3 full bathrooms
- 36 in high base cabinets in all 3 bathrooms
- Under and over cabinet lighting in kitchen and wet bar
- 2 under-counter mini-fridges in wet bar
- Oversized stainless steel utility sink in laundry room
- Upgraded light fixtures throughout (interior and exterior)
- 4 high output ceiling fans on the patio
- 2 lighted art niches in hallway leading to master
- Gas log fireplace with remote in great room
- Custom built in display shelving with custom lighting in great room
- Workshop area connected to garage
- Optional to stay:
  - Patio wall mounted TV
  - Queen size murphy bed in casita
  - Kitchen refrigerator