

## Upgrades 24314 Bella Veneza Dr

Saltwater Pool - 6/14

- Fully automated (with IAqualink)

- Hot tub with heater and blower

- Fountains and laminers,

- Custom LED lighting with multiple colors and light shows.

- Autofill

- Variable speed pump for energy efficiency

- Tropical landscaping with landscape lighting - 6/14

Custom drapes throughout

Garage floor epoxy - 3/16

Hardwood looking tile throughout downstairs - installed 11/16

Updated Granite and backsplash in kitchen - installed 11/16

GE cafe cooktop range - installed 11/16

Upgraded stainless sink - installed 11/16

Custom pendant lighting in kitchen 12/16

Upgraded faucet in kitchen - installed 11/16

Comfort height toilets in downstairs bathrooms 11/16

Recessed lighting added:

- Kitchen

- Master

- Study

- Game room

- Media room

- Patio

Media room:

- 7-1 surround sound with speakers installed 3/15

- 106" perforated media screen - installed 3/15

- Projector - installed 3/15

- Ambient lighting and ceiling trim in media

- Custom built barn doors

- Step up in media room

Crown molding:

- Master

- Master bath

- Kitchen

- Dining

- Formal living

- Dining

- Laundry

Full guttering

House painted in 3/18

Hardi-plank shutters installed 3/18

Framed mirrors in master and upgraded lighting

Framed mirror upstairs bath

Ceiling fan with remotes:

All bedrooms

Media room

Game room

Study

Formal living

Patio

2" PVC Blinds throughout

Extra cabinets in all bathrooms

8' Mahogany front door with leaded glass & wrought iron overlay

Jetted tub in Master suite

Wrought Iron stair and railings

Stone to ceiling fireplace with stained custom mantle

Direct vent gas fireplace with starter switch on wall

Brass door handles and fixtures throughout

Juliet balcony with circular staircase

Coffered ceilings

Custom 42" cathedral kitchen cabinets with crown molding

Raised panel kitchen cabinets with finished ends

Georgian feet on kitchen Island

Custom wood vent hood with access panel

Brick and stone exterior

Brick back 1st floor and wrap corners 2nd floor

Stone face Arch and columns at garage

Butler's pantry with glass uppers

Under & over cabinet lighting

Covered front porch with cedar accents

Bay window in formal living, master and breakfast area

Cedar garage doors

California kitchen

Vaulted covered patio

Stained French door at study

Corner lot with rock and brick fencing

Custom marble countertop in master bath

Closet under stair

Storage building

Custom faux painting throughout

Custom built barn doors - master bedroom

4 outdoor cameras and alarm system

2 electrical outlets added in our family room

### **Standard for Gallery Custom Homes**

Tankless Gas Water Heater

Radiant Attic Barrier

Low-E Double-paned, insulated, vinyl windows

R-38 Blown Insulation

Full sprinkler system

Hardi-plank cement fiber siding (50-year warranty)

10-year structural warranty

30- year roof manufacturer's warranty