

FEATURES LIST

for

14831 Blue Egret Dr.

Exterior Upgrades:

- Limestone option on front entry column and across the entire bottom half of the home
- White grout instead of standard gray
- Professionally landscaped front and back
- 7-Zone Rainbird sprinkler system

Interior Flooring Upgrades:

- 18" Tile laid diagonally throughout entire main living (entry, dining room, family room, kitchen & utility room). (Standard is 13" laid straight)
- Wood flooring in office and game room
- Tile laid diagonally in all four bathrooms as well

Floor Plan Upgrades:

- Study with French doors
- Bay window in primary room
- 5th bedroom with 4th full bath
- 2' garage extension
- Covered patio with natural gas stubbed on patio

Kitchen Upgrades:

- Architectural excellence trim package (42" cabinets, crown molding with rope molding insert, light rail finishing trim on bottom of uppers)
- Cook's corner (bumpout with fluted columns and turned legs)
- Pot drawer stack under the cooktop
- Oversized Island upgrade
- Upgraded appliance package - GE Profile stainless steel
- Double oven with Advantium microwave oven and 36" stainless vent hood
- Upgraded 36" gas cooktop

- Reverse Osmosis at sink and plumbed to fridge line
- Travertine backsplash and decorative trim insert
- Granite countertops and undermount sink with tilt-out tray
- Kitchen desk
- Auto-light in pantry

Other Home Upgrades Throughout:

- Upgraded lighting package - Torino Bronze
- Cast stone fireplace with remote operation
- Upgraded bronze plumbing fixtures throughout
- All bathrooms have elongated commodes and head knocker cabinets
- Moen fixtures throughout
- Flow wall storage wall system in garage
- Rain Soft water softener system
- Real wood plantation shutters throughout the entire home
- Recessed lighting in the master, dining room, living, and game room
- Living room wired for sound

Pool Info:

- New pool/spa built Summer 2018 with stacked Travertine raised wall, 3 waterfalls, 5' sunshelf with bubblers, pebble plaster
- 18" raised spa with glass bead plaster
- Upgraded large heater (4,000 BTU)
- Pentair remote system
- Dolphin robot cleaner
- Professional landscaping and bull rock side yards
- Rear gutters and French drain system
- Landscape lighting

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