

Breathtaking modern-contemporary style home in a private and intimate gated community of 40 custom-homes exclusive to Partners In Building.

- Amazing modern curb appeal
- \$76,447 in upgrades!
- Extended curved driveway perfect for parties and intimate gatherings
- Expert gardening to match the modern look of home (update + \$6,436)
- Outdoor lighting throughout the exterior of the home + fog lights
- Modern black double-doors with glass set the tone of both the interior and exterior
- Upon entering the home, you'll immediately notice massive two-story glass windows overlooking the pool and forest
- Foyer is two stories with a staircase wrapped around the main entrance
- Custom upgraded windows with thick specialized glass keep the home cool all year around
- Custom black bordering windows provide both with the interior and exterior with modern-contemporary aesthetics (+ \$10,800)
- White Stucco exterior and upgraded white paint throughout interior
- 3-car garage with bump-out space (+ \$1,850)
- 4 bedroom and 5 full bathroom
- Two Primary ("Master") Bedrooms
- Two full kitchens
- Game-room downstairs
- Media room upstairs
- Study room downstairs
- Formal dining
- Breakfast area and large extended grand black flat door painted kitchen island (+ \$834) with sitting area
- Primary kitchen includes upgraded outer countertop (+ \$1,077) and island countertop (+ \$1,710)
- Utility room connected directly to 1st primary bedroom
- Extended pantry and butlers pantry
- Secluded Resort style pool with complete and full privacy with zero visibility from neighbors
- Glass windows throughout the interior of U-shape home provide transparency, visibility and an abundance of natural light
- Thick energy-saving window provide consistent temperature all year long
- Upgraded engineering hardwood throughout home, including 1st primary bedroom, hallways, living, dining, kitchen #1, game room, study room, staircase, and upstairs hallway (+ \$10,000 upgrades)
- Upgraded premium carpet in 2nd primary bedroom and closet, media room, both secondary bedrooms and 1st primary closet
- Two primary ("master") bedrooms downstairs
- Two secondary bedrooms upstairs with direct access to private full bath in each secondary bedroom

- Both primary bathroom downstairs come with double sinks and private toilet area(s) and large walking closets
- 1st Primary bedroom come with cathedral ceiling
- 2nd Primary bedroom come with tray ceiling and added ceiling lightings
- 5th full bath is directly accessible from Pool to Pool bathroom
- Pool bathroom comes with specialized pool tile for safety and security
- Upgraded custom kitchen cabinets in both kitchen with deco panels (+ \$2,145 deco upgrade)
- 1st Kitchens is equipped with KitchenAid appliances which include vent hood (+ \$1,640) refrigerator, double oven, microwaves, stovetop (+ \$1,296) and dishwasher
- 1st kitchen includes floating shelves, custom pullout units inside shelves
- 2nd Kitchen is equipped with KitchenAid appliances, which include oven, microwave, and stovetop.
- 2nd Kitchen also includes refrigerator, pot-filler (+ \$1,034) and disposable sink, window and glass door
- Grand custom windows throughout home provide natural lighting
- View of pool and forest can be seen from every room throughout home
- Large bushes planted adjacent to fence to cover fence allowing the bush to blend in with forest covering the fence altogether
- Custom shelves and media build-out in Game room (+ \$10,520)
- Pool installed during home construction to allow French draining throughout patio to prevent any lingering puddles of water
- French draining installed throughout exterior home to allow maximum water output
- Home built elevated to safe guard the large U-shaped pool sounding home and backyard.
- Pre-installed water softener capability
- Exterior outdoor kitchen pre-installed for outdoor cooking next to pool
- Extra added outdoor lighting surrounding pool provides the perfect lighting for night pool parties
- Pool includes heating, pool lights throughout and custom waterfall
- All 5 baths includes custom walk-in showers with tile hards in lieu of generic plastic white tubs and sitting/resting area
- All 5 bathroom include bidet
- Abundant amount of high-hat soft-lighting provide bright rooms
- Floor to ceiling marble tile modern fireplace (+ \$3,459)
- Primary (#1) bathroom include Calcutta Glass upgraded tile throughout bathroom shower (+ \$1,079) and floor to ceiling wall (+ \$1,119) with custom shower nozzles (\$820)
- Upgraded stand-alone tub (+ \$4,000) in Primary #1 bathroom with custom faucet (+ \$583)
- Upgraded Red Oak wood stairs (+ \$3,942) provide added security, safety and stability
- Custom cabinet molding around both kitchen refrigerators (+ \$1,250 each)
- Custom gutter with ¼" mesh shielding to prevent clogs (+ \$1,850)

- Upgraded countertops in Bathroom #3, #4, and #5 (+ \$2,526)
- Custom upgraded black door knob throughout home
- Custom upgraded black double door into study room
- Custom upgraded black ceiling fans
- Custom upgraded black window boarding throughout home
- Custom build-in shelves in Bedroom #3 above
- Custom drawers in 1st Primary bedroom closet
- Grand and upgraded floor board throughout home

Note: With \$76,447 in upgrades, the flooring, countertops, cabinets, carpet and all the high traffic area parts of the home have upgrades to provide quality and high lasting material.