

Upgrade's and Additional Features for 20303 Knights Branch Dr.

- Over \$70k of builder upgrades, not including all the upgrades done after closing
 - Digital Door Locks (x3)
 - Ring Doorbell (smart home)
 - Light timer switch at front door and above garage
 - Wood floors in Living Room, Dining Room, Hall, Entrance and study
 - Ceiling beams in Living Room
 - Custom Juliet Balcony in Living Room
 - Crown moulding throughout
 - Window treatments (Woven Blinds and Plantation Shutters)
 - Redecorated with premium paint done in 2020
 - Many light fittings and ceiling fans upgraded
 - LED lighting throughout
 - Motion activated light switch (2)
 - Dimmer switch (2)
 - Surround sound speakers in family room, game room, media
 - upgraded kitchen cabinets, island bar, pullout cabinets
 - Under cabinet lighting
 - Remodeled kitchen backsplash tiling
 - Upgraded granite
 - Profile dishwasher with smart dispense technology
 - Monogram 36' custom hood insert
 - Bump out kitchen sink
 - Kitchen reverse osmosis water filtration
 - Breakfast room rustic shiplap feature wall
 - Mud room addition with racks and storage
 - Upgraded powder room tiling (floors and walls)
 - Dedicated shower in secondary bedroom en-suite.
 - Secondary bathroom with shiplap and upgraded vanity
 - Ceiling beams in master bedroom
 - Primary bath tiling remodeled
 - Primary closet upgraded with custom cabinets, tiling, lighting, and mirrors
 - Primary bedroom closet has a jewelry safe
 - Game room ceiling remodeled with beach house ceiling
 - Attic flooring
 - Security system with NVR and 7 HD IP cameras (POE wired)
 - Home has hurricane straps (Storm Anchors)
 - Water softener (Kinetico – premium and low maintenance)
 - Garage cabinets and sink
 - Utility room plumbed for extra sink
 - New garage doors and new WiFi door openers (smart home) (x2) done in 2020
 - Ecobee V3 WiFi thermostats (smart home) (x3)
 - Rachio WiFi smart sprinkler system (smart home)
 - Whole house surge protector
 - Weep hole pest protection system installed
 - Wide yard gate, about 48", to permit large mower to rear
 - Private premium lot that backup to greenbelt
 - Storm door to back patio
- Cast stone Fireplace
 - Exterior sensor flood lights