



UPGRADES – 2300 YAUPON PARK LANE

- Level B wood throughout first floor (excluding bedrooms, bathrooms, and utility)
- Built in appliances with 5 burner cooktop
- Level 3 cabinetry throughout the entire house
- Decorative vent hood
- Mud set shower floor in Master Bath
- 5.5" baseboards and 2.5" casing around doors in entire house
- Capri 2" blinds throughout home
- Decora rocker light switches throughout
- Framed mirrors in first floor bathrooms
- 8' front and first floor interior doors
- Fireplace with an upgrade on cast
- Bow window at Master Bedroom
- Texas size covered patio with brick
- Outdoor kitchen
- Brick throughout house
- Granite level 2 in kitchen
- Marlana 3 (engineered marble) in Master Bath
- Tile in Master Bedroom
- Upgrade in kitchen sink
- Metal balusters in stairs
- Full oak Treads with painted raisers in stairs
- Upgrade in kitchen back splash
- Shower in guest bathroom (no tub)
- Double flood light with switch (3)
- Local HDMI Bundle SSC
- CAT5e - Structured Wiring
- 5.1 Surround with 4 flush mount speakers
- Media outlets in all bedrooms, family room, game room, and outdoor patio
- Mudroom
- Outdoor lights in front of the house
- Front camera
- Smart switches (kitchen, family, and porch)