

21305 Sweetbay Magnolia Upgrades List

ORIGINAL UPGRADES (included in purchase):

- \$7500 lot premium for large yard + cul-de-sac lot
- Ceramic tile floor throughout, except staircase
- Full programmable yard sprinkler system, front and back
- Granite Countertops in kitchen and master bath
- Upgraded to taller kitchen cabinets for additional storage
- Upgraded kitchen sink fixture to a Moen with pulldown, reflex, and power spray button
- Added Kitchen sink disposal
- Master bath upgraded to separate shower and soaking tub
- Accent tile in master bath shower
- Toilets upgraded to elongated style with leak protection
- Full guest bath downstairs
- Wood blinds on windows + back door
- Enlarged laundry room with extra hanging space
- Covered back porch
- 5th bedroom opened up to create a rec room/gym upstairs (spaced for a double door)
- Stainless Steel upgrade to dishwasher, microwave, and stove
- Added an attic access door (for future storage space over garage)
- Prepped for gas stove/washer/dryer
- Half-wall balcony/stair instead of railed (child/pet safety and sound control)
- Hardwire internet ports added to upstairs living room and back upstairs bedroom
- Energy Efficient home (Certified - 2015 International energy Efficiency Conservation Code)

IMPROVEMENTS MADE:

- Whole house surge protector installed
- On-Demand Tankless water heater (gas)
- Wired for ADT security system plus front yard & backdoor camera (all equipment is excluded unless purchased)
- Wired for video doorbell
- Motion sensitive flood light for backyard
- Daylight sensor bulbs in both exterior lights by garage (come on automatically at dusk and turn off at dawn – can be disabled by turning off front porch light)
- In-house vacuum system
- French drains added on both sides of home for improved drainage
- New light fixtures in all bathrooms
- Fan added in downstairs living room
- Gated Staircase (child/pet safety)
- Laundry room storage shelf built over washer/dryer (can be removed on request)
- Under stair storage/pet area
- Back door changed to half lite for possible pet door (was full lite – this can be changed back upon request)
- Master bathroom shower head replaced with Moen multi-function shower head with hose

- Downstairs guest bathroom shower head replaced with magnetic multi-function shower head with hose (easy use for people with certain disabilities of movement)
- Double curtain rods added to entry, downstairs living, upstairs living, kitchen, and master bedroom
- Protective liners custom cut for all kitchen cabinets/shelves/drawers, the pantry shelves, and all the bathroom cabinets/drawers (can be removed on request)
- Extra shelves added to gym, upstairs spare bedroom, and office closets
- Storage shelving added in garage
- Tool hanging rack added in garage
- Routing pipe run thru the attic to support connections to the upstairs entertainment center from an access point near the upstairs living room internet hardwire port
- Rock liners on all front landscaping
 - Spare bricks and rock landscape liners can be left upon request (currently in garage)
- 3 live oak trees added out back