

## **10111 NAPLES CLIFF COURT UPGRADES AND EXCLUSIONS**

### **KITCHEN AND LAUNDRY ROOM:**

- **Convectional oven microwave (serves as a double oven)**
- **Professional Matte Black Kohler Kitchen faucet with soap dispenser**
- **Pull out storage in two cabinets for pots and pans**
- **Hardware on all kitchen cabinets**
- **Updated backsplash**
- **Add on blinds built into back door**
- **Additional shelving in laundry room for organization and storage**

### **LIVING ROOM AND ENTRIES:**

- **Floor to ceiling two story custom curtains**
- **Shiplap Floor to Ceiling (two stories) for Fireplace Accent Wall**
- **Floating Wood Mantel**
- **Updated tile surround of Fireplace to match kitchen backsplash**
- **3 Large Accent shelves on living room wall for décor**
- **5 built in wall speakers for surround sound**
- **Custom barn doors in entry hall closet**
- **Built in floor to ceiling shelving in entry hall closet for additional storage**
- **Additional Storage cabinet in half bath (above toilet)**
- **Updated mirror in half bath**
- **Custom Mud Bench at entry from garage with storage and hooks for coats/backpacks etc.**

### **MASTER BEDROOM, MASTER BATH, AND CLOSET:**

- **Custom barn door at entry to master bath**
- **Updated individual vanity mirrors over sinks**
- **Hardware on cabinets**
- **Custom Shelving above toilet for storage or décor**
- **Storage pullout under one vanity sink**
- **Updated light Fixture**
- **ClosetMaid Space Creations closet system with 8 drawers and rounded corner clothing racks**
- **Full length mirror in master closet**

### **UPSTAIRS:**

- **Fans in Loft area, and all 3 upstairs bedrooms**
- **Storage shelves above secondary toilets**

- Lower closet shelving and clothing racks in two of the secondary bedroom closets

#### **EXTERIOR, GARAGE, AND ATTIC:**

- Heated Pool and Spa completed in July of 2015 with 3 LED lights, and transferrable warranty on gunite and coping
- Pool with additional pebble tec plaster
- Cool deck concrete stamped around pool
- 3 built in umbrella stands in cool deck
- Ambiance lighting on fence
- Stained fence for longevity and visual appeal
- 2 Custom flagstone seating areas around pool
- Custom Cedar Shelving on fence for drinks or food
- Roll Down sunshade on back porch
- Rock surround and landscaping around pool
- Storage Shed for pool toys, patio cushions, and supplies
- Removal Child Gate for protection
- Two outdoor speakers on Patio with wall volume control
- Outdoor Fan on Patio
- Solar screens on two second story exterior windows (back of house)
- Additional Storage Shelving in garage
- Additional Wall track system for Organization
- Wall Peg Board for tool organization and work bench included
- Additional ¾ inch wood in garage attic for storage

#### **MISCELLANEOUS:**

- Sherwin Williams professional paint throughout whole home
- Window treatments throughout whole house
- Ring doorbell
- Additional Security latch or lock on Front Door

#### **EXCLUSIONS:**

- Washer and Dryer
- Both Refrigerators
- All TV's and TV mounts (except exterior patio tv mount—will leave)
- Outdoor Saucer Swing