

# *Features and Upgrades*

## *14906 Breezy Forest Ln*

### EXTERIOR:

- Ring doorbell camera (has applicable phone app).
- (x6) 1080P HD with night vision surveillance cameras running to a standalone 4TB INVID DVR located in office (has applicable phone app).
- Six zone irrigation system with B-Hyve smart irrigation panel (has applicable phone app).
- French Drain on west side fence running from back to front sidewalk.
- (x3) Metal hose mounts screwed into brick. One at each spigot.
- Brass four-way splitters placed on all (x3) outside spigots and screwed into brick.
- (x3) ½" poly tube irrigation lines run through out the front and back with 1/8" microtubing going to all trees, all front side plants & front garden. Each one has a timer, pressure regulator, reducer and T-strainer.
- Professional landscaping (rockwork, buildup & plants): front garden, front island around tree, side of the house plants, back yard rock work, shrubs in the very back & back side gardens.
- Black wrought iron fence in back yard separating it into three areas (dog run, garden & main yard).
- Back yard trees: (x4) Camphor trees, (x1) Red Maple tree, (x1) Plum tree, (x1) Pear tree, (x1) Loquat tree, (x1) combo Peach tree & (x1) combo apple tree (all combo trees produce 4 different types of the same fruit at different times during the year).
- Second gate on east side fence for front yard access.
- Above ground gardens in garden.
- 9' x 9' Concrete w/ rebar slab poured in back yard.
- Premier Ranch 8' x 8' Tuff shed.
- Solid wood front door with triple pane security glass with Schlage grade one lock front door (kick plate on door frame).
- Larson security storm door on front door.
- Larson hide away screen door on back door.
- Extended both sides of driveway concrete out 18" with rebar.
- Extended front patio concrete out 18" with rebar.
- Built patio wood rail.
- Replaced patio light with light and fan combo.
- Replaced concrete wooden expansion joints with silicone-based sealant.

### INTERIOR:

#### General

- Every lightbulb inside and out is LED 22.5 year light.
- All (x9) smoke detectors replaced with NEST smart carbon monoxide & smoke detectors (has applicable app).
- ADT sensor on EVERY window and door, (x3) glass break sensors & (x1) motion sensor. Color touch screen display with two remotes.

- Plantation shutters on all downstairs windows.
- Standard blinds on all upstairs windows.
- Fans installed (x8) throughout house.
- Porcelain tile installed (entrance hallway, entrance closet, kitchen, pantry, bar top area, half bathroom, master bathroom, laundry room, upstairs bathroom).
- 12MM laminate flooring installed dining room and living room.
- Carpet and moisture proof / memory foam pad installed master bedroom, stairs, all bedrooms/rooms/hallways upstairs.
- All paint (ceiling / walls) that is not the builder's beige.
- All molding (picture frame / chair) installed.
- Nest learning thermostat (has applicable app).
- (x4) UniFi Network access point installed for optimum wifi (has applicable app).

#### Garage

- Liftmaster 3900 commercial grade jackshaft garage door opener with two remotes, and keypad.
- Added dual insulation to garage door.
- Replaced garage door rollers with nylon rollers.
- Replaced garage door spring for a heavy gauge spring to adjust for insulation weight.
- (x2) 48" LED hardwired garage lights.
- Portable AC unit with outside exhaust hood assembly installed.
- (x1) 1080P HD with night vision surveillance cameras running to a standalone 4TB INVID DVR located in office (has applicable phone app).
- Christmas Lights custom cut to the house

#### Kitchen

- Replaced stainless steel sink with Kohler cast iron with Moen wave sense faucet.
- Installed under sink 45 degree pivot drawers.
- Soft close hinges and rails on all cabinets and drawers.
- Guide wires for cabinets that would hit others when open.
- All cabinets repainted white.
- All cabinets and drawers had black hardware installed.
- Above cabinets had custom risers built to ceiling.
- Conversion kits with pendant lighting installed above bar top.
- All kitchen plugs and switches replaced (dimmer for pendant lights, USB port included plugs).
- Back splash replaced with subway tile back splash.
- Replaced microwave with Samsung convection microwave.
- Installed removable hood under microwave.
- Replaced dish washer with Bosch dishwasher.
- Replaced stove with Samsung convection stove.