



WALDROP

REALTY

13203 Itasca Pine Dr – Info & Upgrades *per seller

- Custom Pool w/ Landscaping – \$100,000.00
 - Aqua Link Wi-Fi for use w/ Phone (App)
 - Chiller
 - Rock Waterfall
 - Tanning Ledge w/ Water Feature
 - Pebble Tech Gunite w/ Pebble Sheen Upgrade
 - Full Exterior Lawn Sprinkler System & French Drains
- Outdoor Kitchen w/ Grill, Fridge & Speakers – \$10,000.00
- Recessed Eve lighting around exterior – \$2,500.00
- Wood Tile Flooring in Master & Downstairs Secondary Bedroom – \$5,000.00
- Powder Bath Vanity w/ Faucet – \$1,500.00
- Upgrades Ceiling Lighting Fixtures & Fans – \$7,500.00
 - Living Room, Study, Dining Room, Kitchen Table & Pendant Lights & Bathroom
- Plantation Shutters – \$1,500.00
- Motorized Roller Shades in Rear of Home – \$2,500.00
- Cabinet Hardware – \$1,500.00
- LED Recessed Lights Replacement – \$1,500.00
- Epoxy Flooring in Garage – \$1,500.00
- Upstairs Carpet Replacement – \$1,200.00

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