



## Upgrades

### General

1. Corner lot.
2. HOA maintained brick fence.
3. Upgraded Brick
4. Upgraded elevation.
5. Tankless water heaters.
6. LVP flooring throughout house, except for two bedrooms and Media room carpet upgrade.
7. Upgraded carpet in all other areas.
8. 8' six panel doors throughout.
9. Solid core 8 panel door master bedroom.
10. Upgraded light fixtures throughout the house.
11. Upgraded door hardware.
12. Custom window treatment shades: master, living room, coffee bar, media room and study.
13. Accent paint - living room, dining room, master bedroom and coffee bar.
14. Bar cabinet hallway.
15. Sprinkler system front and back.
16. LED lighting throughout.

### Audio/Smart Home

1. 14-gauge wire.
2. High end ceiling/in-wall speakers
  - a. Media – for 9.2 surround sound/Atmos
  - b. Living – 2 speakers
  - c. Dining – 2 speakers (cross over between living and dining for stereo full sound)
  - d. Patio – 2 speakers
3. All speakers wired to media room for central control.
4. Sound can be controlled by app. HEOS, SONOS or user's preference.
5. Ring.com doorbell.
6. Ecobee thermostat.
7. Smart Home System.
8. Keyless entry.
9. Garage monitor/remote close and open.