

## UPGRADES:

- Recently Painted
- Premium Hardwood Floors in all bedrooms, study and dining area
- Plantation Shutters on all windows
- Double Crown Molding throughout the house
- Remote Controlled window shades on upper windows
- Built In sitting area in MBR and 2<sup>nd</sup> BR with ample storage
- Security System - Smoke, Water Sensors & Cameras
- Home Automation System – AC and Lights
- Custom Home Theatre w/ Projector, 7.1 surround sound and 110in screen and theater style seating
- Separate water meter for pool and landscaping lowering water bills
- Pre-Wired for Speakers in living, dining room and outdoors
- Pre-Wired for a Tesla charger
- Extra Storage Shelves and Bike Racks in Garage
- Storage Area under stairs in Hallway Passage
- Harry Potter Room with AC Vent in BR 4 closet
- Body Showers in MBR and 5<sup>th</sup> Bedroom
- Two New Trane AC Units and evaporator coils (warranty till 2028)
- Three HEPA Media Filters (change once a year)
- Backyard has Motorized Awning and Motion Sensor Lights
- String Lights with programmable timer on exterior of home

## ITEMS AVAILABLE FOR SALE

- Inside and outdoor refrigerator
- Washer & Dryer
- Outdoor Furniture (Restoration Hardware) – Sofa/Ottoman/Center Table
- Outdoor Retractable Umbrella
- Outdoor Propane Grill with Cover
- Outdoor Propane Fire Lamp
- Workout Gym