

### Upgrades – Gould Residence – 3725 Dove Crossing Lane

This home was custom built for a builder's family member, and includes the following upgrades and custom features, which are not standard in neighborhood homes:

- ✓ **12/12 Roof Pitch (allows storage above garage), unlike newer low pitch homes being built**
- ✓ **Home has 3<sup>rd</sup> full bathroom – similar models have only 2 bathrooms**
- ✓ **Oversized HVAC system to accommodate garage (4 ton, 14 seer rated ac compressor)**
- ✓ **Air Conditioned Garage (approximately 426 sf of additional air conditioned space)**
- ✓ **Insulated Garage Ceiling (R30 rating)**
- ✓ **Insulated Garage Walls (R13 rating)**
- ✓ **Insulated new Garage Door (R11 rating)**
- ✓ **Up-sized Garage Door Opener (1/2 hp) with programable entry keypad**
- ✓ **Custom wire shelving at Garage Walls – 3 sides – with Popular edging for storage items**
- ✓ **Coffered 11' ceiling with double crown molding in great room**
- ✓ **Coffered 10' ceiling with crown molding in entry foyer**
- ✓ **Coffered 9' ceiling with crown molding in 2<sup>nd</sup> bedroom**
- ✓ **10' Coffered ceiling in Bedroom 3**
- ✓ **Coffered 9' and 10' ceiling in Master Bedroom with crown molding**
- ✓ **Custom millwork at door and window casings at foyer and great room**
- ✓ **Custom plint blocks with fluted casing at foyer, great room, kitchen areas**
- ✓ **Arched Anniversary 2 panel plank interior doors**
- ✓ **Oil based paint on all doors, casings, base and millwork**
- ✓ **Oil rubbed bronze door hardware and bath hardware**
- ✓ **Oil rubbed bronze shower rods – arched commercial hotel design**
- ✓ **South bedroom has custom fan wood transom shade - \$1,200 cost**
- ✓ **South bedroom has solar window film**
- ✓ **South bedroom has additional AC duct**
- ✓ **Custom entry door with side-lite and arched transom**
- ✓ **Custom painted walls with designer colors**
- ✓ **Kitchen stainless steel appliances – Whirlpool Refrig; Maytag oven/cooktop/microwave/dishwasher**
- ✓ **Maytag washer & dryer with custom shelving added**
- ✓ **Kitchen has tumbled travertine marble backsplash between upper and lower cabinets**
- ✓ **Custom knotty alder cabinets in kitchen**
- ✓ **Upgraded quarry floor tile in Kitchen**
- ✓ **Upgraded quarry floor tile in Master Bathroom, Bath 2, and Bath 3**
- ✓ **Pergo laminate flooring in great room and foyer**
- ✓ **New Rheem 50 gallon high efficiency water tank**
- ✓ **Stained concrete at covered entry**
- ✓ **Oversized covered patio with stained concrete (6' longer than normal)**
- ✓ **Custom electric service for future hot tub at patio area**
- ✓ **Four Paddle Fans plus new exterior Hunter Patio Fan**
- ✓ **Recessed LED lighting in Great Room and Master Bathroom**
- ✓ **Custom outdoor lighting at garage door area**
- ✓ **Wood burning fireplace with custom traditional millwork mantel**
- ✓ **Gas piping for future gas log fireplace at Great Room**
- ✓ **New Orleans wrought iron fencing adjacent to forest**

- ✓ **Backyard backs up to wooded forest (privacy and does not look at other homes)**
- ✓ **Extra custom cabinetry: Master Bathroom; Master Closet drawers; Hall Closet; Baths 2 & 3**
- ✓ **Garden window pop-out sill above Kitchen sink**
- ✓ **Window seat at Dining area**
- ✓ **Garden window pop-out adjacent to Master Bath tub**
- ✓ **Low maintenance brick veneer exterior walls**
- ✓ **Facia, soffits, overhead doors, exterior doors recently painted**
- ✓ **Air-Conditioned Garage has sealed concrete floors ready for carpet (pool table, man-cave, she-cave, TV room, exercise room, office or other use.**
- ✓ **Custom mature landscaping – well maintained**
- ✓ **Owners had much pride in ownership and home (not a rental home)**

Note: Home has 1,732 sf plus 426 sf air conditioned and finished garage or 2,158 sf of air conditioned space.