

12110 Green Trails Drive

Exterior

- New GAF Lifetime roofing system installed March 2017
- 6" seamless gutters installed on entire house
- New Trane XL20i (20 SEER) Heating and A\C units installed
 - Upstairs May 2012
 - Downstairs February 2010
 - Internet accessible WiFi enabled smart programmable thermostats
 - A/C intake and exhaust vents replaced
- All windows replaced with low e gas filled dual pane windows May 2014
- Fiberglass front door
- New front yard landscaping
- Root barrier between oak trees and foundation

RING DOORBELL

Interior

- Decora style electrical switches and outlets installed throughout
- Replaced all door hardware
- Interior wood trim
 - 7" baseboards
 - 3.5" Door casing
 - Windows fully wood cased
- Custom horizontal blinds on most windows
- Custom Plantation shutters on front windows

Downstairs

- Matching wood flooring in foyer, dining room, living room, family room office area and master bedroom
- Matching wood treads on stairwell

Kitchen

- Full custom cabinets with 42" uppers, broom closet and butler's pantry with pull out drawers
- Custom cooktop vent hood with 600 CFM Air King blower
- Over and under, dimmable LED, cabinet lighting
- Floor plan allows for correct service clearance for all appliances
- Stainless appliances
 - GE Profile Series Energy Star 27.7 Cu. Ft French-Door Refrigerator with Hands-Free AutoFill
 - Samsung 30" Smart Combination Electric Wall Oven with Wi-Fi, Dual Convection, Flex Duo, Temperature Probe, 10 Modes, Steam Cook, Speed Cook, 7 cu. ft. Total Capacity, Self-Clean and Sabbath Mode: Stainless Steel

- Samsung 36" Inch Gas Cooktop with 5 Sealed Burners, 22,000 BTU True Dual Power Burner, Griddle, Wok Grate, Blue LED-Illuminated Dishwasher Safe Control Knobs, 3-Piece Grates, Wi-Fi Connectivity and Bluetooth Connectivity: Stainless Steel
- Bosch 800 Series Fully Integrated Dishwasher with MyWay™ 3rd Rack, RackMatic®, Speed60®, EasyGlide™, InfoLight®, Extra Dry, EcoSense™, NSF® Sanitize, 16 Place Setting Capacity, Silence Rating of 39 dBA, AquaStop® Leak Protection and ENERGY STAR®
- Quartz countertops
- Deep stainless undermount dual sink with disposal
- Subway tile backsplash
- Walk-in pantry
- "Wood grain" porcelain plank floor tile
- Laundry room is adjacent to kitchen and has 42" cabinets above washer & dryer. Flooring from kitchen continues into laundry room. Laundry has room for washer, dryer and stand-up freezer. Both electric and natural gas Dryer hookups available.

Family Room

- Stack stone fireplace with Gas logs (wood burning option)
- Samsung 65" Wall Mount TV
 - Dish Satellite receiver installed
 - Cable ready
- Built-in Cabinet below TV

1/2 Bath

- New Vanity with quartz countertop and undermount sink
- Matching mirror
- Danze chair height toilet
- Matching fixtures
- Upgraded Broan exhaust vent
- Same tile flooring as kitchen

Master Suite

- Repainted walls
- 5-piece bath with water closet
 - Quartz counters and windows sills
 - Framed mirrors above vanities
 - Replaced light fixtures
 - Garden tub (not jetted)
 - Rain glass installed in windows above tub
 - Replaced fiberglass shower pan with fully sealed shower enclosure
 - Toto chair height toilet
 - Replaced all plumbing fixtures
 - Large format floor tile throughout

Upstairs

Bathroom

- Custom 2 sink vanity. Granite countertop with drop-in sinks
- Tile floor and bath surround
- Replaced tub
- Replaced toilet

Bedrooms and game room

- Repainted
- Engineered hardwood floors