

List of Upgrades

Attic, Plumbing & Energy Efficiency:

- Certified Energy Efficient home
- Tech shield 2016
- New upgraded insulation 2021
- PEX 2021
- All windows have been re-caulked inside and outside for maintenance 2021

Kitchen, Breakfast, & Utility Room

- Large Kitchen (added 8ft) with additional cabinets during build and extra tall cabinets
- All new kitchen knobs 2021
- Double ovens in Kitchen black
- Black stainless Samsung Fridge stays 2019
- Black stainless Samsung dishwasher 2019
- Black microwave 2019
- Black Crushed Granite deep double sink 2016
- New recessed dimmable lighting in Kitchen 2021
- New dimmable Pendant lights over Kitchen Island 2021
- Old light box was removed over island 2021
- Updated dimmable light over kitchen sink 2021
- Dimmable light over doorway to dining room. 2021
- New window trim and window sill in breakfast area 2021
- Top of the line Sherwin Williams ceiling paint 2021
- Top of the line Sherwin Williams Wall paint 2021
- Breakfast light updated with dimmable light 2018
- New washer and dryer stays 2020
- Updated extra shelving for storage in utility room 2019

Family Room

- Built on-site large black wood TV Hutch in family room 2018
- Dimmable ceiling fan 2018
- Extra-large fireplace box and taller mantle with marble surround

Updated General Interior Items

- All ceiling fans are dimmable 2018
- Custom wood blinds with wood transom blinds throughout house 2017
- New Paint on walls, ceilings, doors, and all trim throughout house 2021
- Whole home smart alarm system w/video cameras 2019
- Smart switches installed 2019
- Home a/c & heat mechanics are smartphone controllable 2019
- Wood laminate flooring throughout with tile flooring in all wet areas
- All door hardware updated 2016
- Upgraded Electrical package throughout house 2018

Master Suite & Master Bathroom

- Large Master Suite with Large Bay Window overlooking the pool
- New bathroom lighting fixtures over vanities 2021.
- Dimmable bathroom lights 2021
- New dimmable ceiling fan 2018
- New updated master commode 2021
- New chandelier in master bathroom 2021
- Large separate His and Her closets in Master Suite
- Jacuzzi tub with real garden window
- New tile surround 2021
- New countertops 2021
- New faucets 2021
- New mirrors 2021

Secondary Bathrooms

- New counter tops 2021
- New faucets 2021
- New bathroom lighting over vanities 2021
- Dimmable light in between secondary bathrooms 2021
- New mirrors 2021
- New tile surround 2021
- Generous storage closet
- Actual cabinet and vanity in half bath

Entry:

- Entry light updated with dimmable lighting and new custom fixture 2018
- Quad crown molding
- Tile entry
- Updated door knob 2016

Dining

- Dining light updated with dimmable chandelier 2018
- Double crown molding
- Swing doors to kitchen

Garage

- 3 car oversized Detached Garage
- Workbenches
- Storage
- Automatic garage doors
- Additional meter with its own address for a mother-in-law addition. 18902B.

Updated General Outdoor Items

- 2 Additional exterior water faucets
- Tuff Shed Building in Back yard for additional storage with electricity 2018
- Solar Screens on all windows 2019
- Freshly caulked exterior and interior all windows in the house 2021
- Whole home gutter system 2018
- Plugs under eaves of house for Xmas lights 2019
- Extra Long Driveway
- Estate lot per builder
- Sprinkler System with control by smart phone app (Rainbird) whole yard 2019
- New Roof in 2016 (December)
- Exterior Painted in 2017 with top of the line Sherwin Williams outdoor paint
- Entire wood fence replaced in 2016
- Wrought Iron Fencing around Pool area with gate for safety 2017
- Located in a quiet Cul-de-sac
- Outdoor ceiling fans with lights 2018
- Outdoor pull down sunscreen 2018

Landscaping

- Professionally landscaped - \$60K between 2017-Present
 - Water Feature in front flowerbed
 - Landscape Lighting throughout sides, back and front yards including floodlights
 - Upgraded Exterior ground Lighting
 - Additional electrical plugs
 - Several French Drains throughout front and back yard
 - Two separate patios for entertaining
 - Extra flood lights on eaves in backyard for patio lighting
 - Decorative bed lights in addition to the landscape lighting mentioned above
 - Trees and all plants included with additional beds
 - Large decorative rocks placed throughout flower beds
 - Bull Rock river on side of the house

Pool

- Custom in ground Pebble Tech pool (Fall 2016)
 - Smartphone operational
 - Top of the line equipment including
 - in-ground pool cleaner
 - Ozone filtration
 - Oversized Hot Tub
 - Extra water fall features
 - Weeping Rocks
 - Bubblers
 - Pool has extra-large tanning deck entrance with bubblers.
 - Professionally maintained and in pristine condition.
 - Extra-large pool decking around pool with French drains.