

## Home Features & Upgrades – 11202 Sardinia Dr

New front door (\$5k) security door  
White cabinets  
\*Walk in Butler's pantry with \*steam Oven wolf brand for anything from soufflé to ribs \$4k  
All low cabinets have drawers and there is a pan cabinet, storage next to fridge  
Wine fridge  
Warming drawer in kitchen  
Duel fuel range (gas cooktop and electric oven)  
All new light fixtures - all LED lights  
Accent rope lights above cabinets  
Sink has modular trays  
Full house generac generator serviced weekly  
Living room built-ins have new counter tops  
Media chairs will convey  
Upgraded pans  
Wine grotto  
Plantation shutters in primary bedroom  
all hooks in primary closet will stay fixed to walls  
Epoxy floors in garages  
Storage in attic  
Big TV Stand in flex space with rising 42"TV conveys  
Bedrooms upstairs have plantation shutters  
Back Room upstairs is almost like another primary  
Pool fountains have fire that comes out  
Outdoor fireplace  
Swim up bar  
Hot tub  
new roof (\$39k with stain resistant upgrade) Nov 21  
new gutters Nov 21  
Exterior paint 2019  
A/C & Generator & hot water heater routinely serviced  
Wolf stove hood has a quiet motor built into attic  
Reverse osmosis system conveys  
The One car garage is insulated  
Fully sprinkled lawn