

## **\$54K in upgrades by Highland Homes + \$53K pool by Pulliam Pools**

- Corner lot in cul-de-sac
- Brick all 4 sides with stone addition and 5 exterior lights along the front
- Upgraded roofline (taller, more dramatic)
- 3-1/2" shutters throughout the home
- Extended utility room by 3 feet
  - Added exterior door with porch/light
  - Added storage cabinets with granite counter and undermount sink
- Expanded size of all 4 bedrooms
- Entire north wall of the home was expanded by 2 feet (added width to primary bedroom, primary bathroom, main floor guest bedroom, and guest bathroom)
- Custom 5'x5' primary shower with regular showerhead + rain showerhead on separate valves
- Frameless guest shower or mother-in-law shower main floor
- 8-1/2" baseboards throughout, including garage
- 8-foot-tall solid doors
- 3-car garage with passage door to back yard
- GE "Cafe" line of appliances, including 36" gas cooktop and double oven
- Granite composite, extra deep kitchen sink
- 3 pendant island lights
- "Bianco Springs" granite throughout the home (kitchen, all bathrooms, planning desk, utility room)
- Upgraded porcelain tile throughout the home
- Undermount sinks all bathrooms
- Rustic knotty Alder cabinets in kitchen, primary bathroom, main floor guest bathroom, and planning desk
- Matching knotty Alder front door
- Extended tile in both main floor bathrooms up to and including the ceiling
- Extended 2<sup>nd</sup> floor bathroom tile up to the ceiling
- Upgraded, extra-wide gas log fireplace with stone from floor to ceiling
- Upgraded ceiling fans throughout, including rust-resistant aluminum and stainless-steel patio fan
- Added dual recessed lighting inside all 3 showers
- Added planning desk with upper cabinets and granite with backsplash at garage entrance
- Added under cabinet lights in kitchen and planning desk
- Added water softener during construction (properly plumbed)
- Dual hot water tanks
- Living area pre-wired for 5.2 surround sound (5 speakers + dual subwoofers)
- 25,000-gallon pool is 4' to 7' deep with micro pebble finish, extra-large underwater tanning ledge, stone water feature, dual lights, variable speed Pentair pump (energy efficient and quiet), separate water feature pump with timer, booster pump for cleaner, oversized DE filter, dual skimmers
- Insulated interior walls separating primary bedroom from living area to mitigate noise from entering bedroom for those on different schedules