

PROPERTY UPGRADES

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Property Address: 31426 Imperial Bluff Court

*Outdoor Living Flex Space with Salt Pool, *Extended patio (700 sq. ft.) with complete BBQ grill/food prep area

*Outdoor Sitting Area with Wired Audio & Video *Outdoor Gas Fireplace / Full Wood Burning with Fire Brick

*Back porch and pool deck covered in matching cool deck.

*Upgrade Electrical Panel with 20 amp service for Pool *Generac Guardian 20 KW Whole Home Generator

*Upgraded Kent Moore Cabinets in Kitchen, ADD Wine Rack and Upgraded Vent Hood with custom trim

*Upgraded Cabinets in Wash and Dryer Room, Pantry. *Upgrade Monogram Stainless Appliances

*Whole Home Audio/Video Wiring *Upgraded Granite Throughout Home

*Detailed Ceilings with Upgraded Trim Throughout *Upgraded Lighting *Upgraded Kitchen Backsplash

*Upgraded Master Shower and Tub. *Water Sprinkler System * Recessed Soffit Lighting

*Upgrade 8x42 Solid Mahogany Front Door * Brick Entry Front Porch

*Added Stairway to Semi Finished Attic Flex Space, *SIX Foot Extended Garage Bump out (ADDING 198 sq. ft.)

*Office Built Ins with Adjustable Shelves * Wood Floors *Plantation Shutters in front windows.

*Head Klocker Cabinets in all Bathrooms *Pool Bath (1/2 Bath) upgraded to full Cabinet and Bowl Sink.

*Living Room Fireplace Upgraded to Real Stone to Match Exterior and Back Porch

* Structural Upgrades; Perlin Beam in garage to support column in middle of garage.

*Perlin Beam in living room to remove additional post at kitchen island corner.

* Upgraded attic supports, strapping and stairway- ready for additional room upstairs.