



---

## FEATURES AND UPGRADES

---

Custom drawn plans for home, including having architect re-draw plans to add 1/2 story to include:

- Theater room
- Game room
- 1/2 bathroom
- Wet bar
- Flex room

---

### OTHER UPGRADES AND CUSTOMIZATIONS INCLUDE:

- Raised ceilings in living room
- Added foam insulation
- Extending all bedrooms so each bedroom has their own bathroom and closet
- Full outdoor kitchen
- 2 fireplaces
- Speakers in all rooms
- Art niches
- Removed coat closet from plan to make extra-large walk-in pantry

---

### EXTRA ADDITIONS DONE LATER:

- Bookshelf in Master bedroom
- Trim and recess lighting in Master bedroom
- Sound system that allows you to play a different song in every room.
- Wired windows for automatic blinds
- Security cameras installed
- Changed out all the recessed lighting to LED
- Changed out all the bulbs to LED
- Changed light fixtures, fans, and chandeliers to new stylish fixtures.
- Installed new carpet
- Painted whole house
- Installed new vent hood
- Power washed house
- Power washed all tile
- Installed new laminate floor
- Installed new Wet bar cabinets and countertop