

# 14914 Falcon Bluff Drive Upgrades and Highlights

## (information provided by seller)

### Kitchen

- Above and under counter lighting – 3 levels of brightness
- Refrigerator stays – has Keurig style pod adaption that allows coffee to be made in outer door of refrigerator; also provides quick hot water for tea/soup, etc.
- Stainless steel appliances
- Electric range has gas connection behind for future owner if they want to change to a gas stove/oven
- Upgraded decorative knobs in kitchen
- Granite (upgraded to thicker) counter tops, large island with seating, sink and dishwasher

### Laundry room

- Oversized laundry room with shelving – room for a freezer or refrigerator
- Washing machine stays with house
- Dryer stays – Clothes hanging dryer and tumbling dryer all in one

### Outdoors

- Gate in fence leads to walking path – NO back neighbors
- In ground sprinkler system throughout whole yard (front and back)
- Gas outlet on back porch for BBQ grill – Grill stays with house
- Covered back patio

### Garage

- Sink in garage
- Insulated garage door
- Garage attic vent to help with temperature in garage
- Hot water heater located in garage not in attic

### Primary bathroom

- Upgraded decorative knobs in both bathrooms
- Upgraded shower in primary bathroom with window in shower for light

Aqua Systems water softener/filtration system

Upgraded mahogany and glass panel front door

Radiant barrier/shield on roof under shingles

Whole home surge protector

Tiffany style lamps in breakfast room and family/living room stay with house