

# Upgrades & Features

- New roof – July 2022
- 2 ACs updated – 2021
- 2 Furnaces updated – 2021 & 2015
- Updated exterior & interior paint
- New Pergo brand water resistant engineered laminate
- Upgraded Stain Master carpet & upgraded pad.
- New baseboards throughout
- Updated custom cabinets and drawers w/ soft close technology
- New exterior front door & back door with built-in blinds
- Updated landscaping, exterior lights & on trend porch tile for amazing curb appeal
- New 50-gallon water heater – 2020
- Plantation shutters throughout (removable for easy cleaning)
- Updated Honeywell thermostats
- Stunning Dining room w/ new flooring, light fixtures, trim detail, statement window, and accommodating butler bar that leads into the kitchen
- Kitchen/Breakfast
  - All new soft-close cabinets w/ featured upgrades including built-in spice racks, baking ware organizers, large pullout drawers, and trash can drawer
  - Gleaming Cambria Quartz countertops (Bently on island)
  - Commercial grade stainless double ovens & 5 burner stove (there is a downdraft vent where future gas line could be installed if needed) – 2021
  - New convection microwave by ZLine
  - New sink & Moen faucet w/ wave voice activation technology
  - Intricate Carrara marble inlaid backsplash
  - Under cabinet LED lighting with multiple color settings
  - All new lighting & hardware
  - Wine bar w/ built-ins
  - Upgraded pantry w/ cereal bar and marble backsplash
- Expanded laundry room & added additional storage (increasing main living area, sink and built-ins)
- Study remodel w/ French doors & built-ins
- Updated ½ bath w/ new pedestal sink, lighting, flooring, toilet & hardware
- Livingroom
  - Rebuilt custom entertainment center w/ new cabinets & quartz countertops
  - All new light fixtures
  - New flooring and plantation shutters
  - Remodeled fireplace
- Owners Suite

- All new flooring & paint
- New light fixtures & updated plantation shutters
- French doors for private outdoor access
- Double layered trim detail
- Remodeled bath w/ walk-in shower, seamless glass surround, new cabinets, quartz countertops, upgraded freestanding tub w/built-in floor faucet & handheld sprayer, subway tile backsplash, added vanity area, new mirrors & fixtures
- Closet w/ custom built-ins and cedar lined ceilings
- Sizable secondary bedrooms upstairs & updated bath
- Attractive landing overlooking the 2-story foyer & living
- Accommodating game room up w/ built-in and storage (could be a future 4<sup>th</sup> bedroom)
- Upstairs balcony w/ views overlooking the expansive #2 fairway of the Weiskopf Course
- Upgraded outdoor living w/ recent decking and covered entertainment space
- Rear covered porches with updated flooring tile
- Inviting above ground spa w/ tranquil views of the golf course and stars
- Wrought iron fenced back yard with grass side yard area for pets