

## 3806 Grand Ave

### Upgraded Specification Items

#### *Interior*

- All windows and doors cased
- Crown Molding in all rooms
- Re-Claimed Hardwood Floors throughout
- Tile wall behind Washer/Dryer
- Kitchen Cabinets to Ceiling
- Wood feature (Shiplap and Beadboard on Walls or Ceiling) in all rooms
- Stone Counters (Quartzite, Marble and Granite) throughout
- 6-inch backsplash in Baths
- Solid Wood 6 panel interior doors
- Emtek Collection polished nickel door hardware
- Whole house dehumidifier
- Foam Insulation throughout
- Sound Reducing Insulation in wall between Bedroom 3 and 4
- Thermador Appliance package with built in Refrigerator
- Toto 1-Piece Toilets
- Kohler cast iron bathtub
- Brizo Plumbing Collection polished nickel fixtures throughout
- Stand up showers have Hand Sprayer with Wall Mount
- Slat-wall on one wall in Master Closet
- All closets are walk-in and have 4 drawers in base and open shelves above
- Under Cabinet Lighting with Under Counter Electrical Plugs in Kitchen
- Furniture brands include – Bernhardt, Century, Theodore Alexander, Wesley Allen, Lexington, Lorts, Eloquence, Kubu, Noir, Ethan Allen, Pottery Barn, Wesley Hall. Dovetail...
- Custom rugs in all rooms
- Woven Woods Roman Shades
- Arte Italica dinnerware (12) and serving pieces
- Reed and Barton Sea Shells silverware place setting

#### *Exterior*

- Automatic Mistaway Mosquito system on fence, decks and under home
- Composite Trex Enhance Deck Materials on all exterior decks, stair treads and rail caps
- Upper deck waterproofing for solid ceiling on lower decks with can lights
- Vinyl Garage Doors
- Outdoor Wonders Custom Poly furniture on all decks and patio
- SEER 16 HVAC Unit
- Irrigation System on separate meter
- Weber Propane grill
- Cajun Cooling Evaporative air cooler
- Table Tennis