

8907 Wandering Willow dr.
Upgrades added by homeowners after closing (\$100,000 +)**

1. Custom curtains throughout the home
2. Window film (cuts 99.8% of UV rays – protects fabrics, wood flooring, and reduce heat penetration)**
3. UV system for air purification added to both HVAC systems (mold prevention and allergy relief)
4. 12,500 watt generator with platform and cover
5. Window cushion added – will add three European shams of same fabric at Buyer's request
6. Attic flooring over $\frac{3}{4}$ of the attic space to provide additional access and storage space
7. Motion detection light fixture above front door
8. Automatic lights in primary closet, coat closet, butler's pantry, second primary bedroom closet, and pantry
9. Seasonal closet rack in primary closet (third row of hanging space)
10. Carrera marble shower floor in primary bathroom
11. Large stainless steel pulls on all drawers and cabinets throughout
12. Designer paint on niche walls in primary bathroom breakfast room, the wall behind kitchen cabinets, the half bathroom, above the fireplace, and on the ceilings in primary bedroom and dining room
13. Outdoor kitchen with cabinets, granite countertop, sink, gas connection, refrigerator, BBQ grill, and bar
14. Designer extended patio with two color tiles
15. Pergola with clear acrylic top to protect from rain while allowing light through
16. Extensive landscaping with 8 trees, 4 palms, and 8 flower beds
17. Three jug fountains that were created out of unique antique jugs from Indonesia
18. One additional fountain on the side of the property, off the breakfast room, and a small herb garden next to it
19. Programmed lighting fixtures in front and back of the house (on at dark, off at first light)
20. Designer molding frames around entry art niche and in guest/second primary bedroom
21. Outdoor lighting under pergola with two ceiling fans
22. Upgraded extra wide frames with mirrors in front bathroom and second primary bedroom
23. Bidets in primary bedroom and half bathroom
24. Under cabinet lighting in kitchen and butler's pantry
25. Dimmer switches added in dining room and primary bedroom
26. New updated flat recessed lights in living room, kitchen, and gallery
27. 4 recessed lights added in the corners of the primary bedroom

(**all items listed are per Seller)

