

## **Owner Upgrades/Updates**

- **24kw Generac whole home generator – installed January 2022 - \$13,500**
  - Largest capacity air-cooled residential system from Generac
    - Power entire home plus future pool system in the event of power loss
    - Will run all systems and appliances without compromise
  - Smart load modules (2)
  - Whole home surge protector
- **Epoxy flooring in garage - \$4,000**
- **Safe Racks garage storage system (four 4'x 8' racks) – installed March 2022 - \$2,000**
- **Shiplap accent wall in primary bedroom and downstairs guest bath \$4,000**
- **Upgraded mirror and floating shelves in guest bath \$400**
- **240V plug inside garage – ready for level 2 electric car charger - \$1,000**
- **floating shelving in kitchen and primary bath \$300**

## **Builder Upgrades**

- **Smart Home Package**
  - Ring pro video doorbell
  - Lyric T10 thermostat (2)
  - Kevo bluetooth front door lock
  - Lutron Caseta lighting system with smart control/dimmers (living room/primary bedroom)
  - Lutron Caseta occupancy sensors in garage and laundry room
  - WiFi certified Home - Ruckus wireless access points throughout home for whole home wireless internet coverage
  - Samsung Smart Things home network hub
  - Ruckus 12 port central ethernet hub with Cat-6 wiring throughout home
- **Counters**
  - Kitchen - Granite - Level 4
  - Primary Bath - Granite - Level 3
  - Secondary Bath 2 & 3 - Silestone - Level 2
  - Secondary Bath 4 - Granite - Level 1
- **Flooring**

- Wood look premium tile
  - entry, office, dining, kitchen, family room, guest hall, and laundry room
- Upgraded carpet and pad in all carpeted areas
  - Platinum level upgrade ("Goose Down")
  - Whole home Scotchguard Reserve Carpet pad
- Tile pavers at covered patio
- **Cabinets**
  - upgraded to J Kraft furniture grade throughout home
  - premium finishes/paint
  - upgraded hardware
- **Electrical**
  - Winneka brushed nickel lighting package
  - Stereo pre-wire for 2 speakers and volume control knob at rear patio
  - 2 bulb floodlights at both rear corners of home
  - Christmas light outlets in soffit at front corners of home
  - Pre-wired for surround sound at family room
  - Additional cable and ethernet outlets
    - family room entertainment wall + power outlet for TV
    - primary bedroom wall common to rear patio + power outlet for TV
    - rear patio wall common to primary bedroom + power outlet for TV
    - study wall common to front porch
  - 4 recessed LED can lights
    - added at family room, primary bedroom, game room, study
  - Floor plug at family room
  - Exterior uplighting and coach lights on front of home
- **Blinds, whole home - cord-free raise/lower (child safe)**
- **Kitchen**
  - Electrolux Icon series appliance package
    - 36" 6 burner professional gas cooktop
    - Convection oven
    - Convection built-in microwave
    - Ultra quiet 3 rack dishwasher
  - Cabinet Upgrades
    - added bank of drawers
    - full extension glide out trays (2)
    - raised ends on cabinets and island
    - pull out trash can
  - Level 4 Platinum granite counters - White River

- Upgraded Backsplash
- Voss Brushed Nickel package with Moen professional faucet
- Under-cabinet lighting
- Blanco composite granite undercount sink
- Reverse osmosis drinking water system at sink with 3 stage filter
- **Primary Bath**
  - 80'' frameless shower
  - Framed mirrors
- **Misc**
  - French drain system in backyard prevents pooling water
  - Optional extended covered patio
  - Full gutters
  - Gas stub at patio
  - Water line for refrigerator at laundry room
  - Buffalo forged steel Thermaplus front door
  - Crown molding throughout
  - Premium interior paint colors
  - Oil rubbed "scroll" metal stair balusters and upgraded handrail
  - Door hardware upgraded to nickel "lever" style