



# FEATURES/UPGRADES

- NEW ROOF ( APPROX. ONE MONTH OLD)
- FOAM INSULATION
- 5 CAR GARAGE
- DOWNSTAIRS UTILITY: NEW LG SMART WASHER AND DRYER
- UPSTAIRS UTILITY: BOSCH WASHER AND DRYER
- DOWNSTAIRS OFFICE WITH CUSTOM BUILT-INS
- UPSTAIRS OFFICE WITH BALCONY OVERLOOKING THE BACKYARD
- NEW WOOD FLOORING IN THE DINING AREA
- LUTRON LIGHTING CONTROL PANELS IN KEY AREAS
- NEWLY PAINTED INTERIOR
- NEW LED LIGHT BULBS THROUGHOUT

DocuSigned by:

Traci B Beamon

8/5/2022

DocuSigned by:

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# FEATURES/UPGRADES

- TANKLESS WATER HEATERS
- THREE SEPARATE AC UNITS
- THREE HONEYWELL WI-FI SMART THERMOSTATS:  
ONE ZONED EXCLUSIVELY FOR PRIMARY BEDROOM  
AND STUDY
- SEPTIC SYSTEM WITH ANNUAL CONTRACT PAID  
THROUGH 8/2023
- REPLACED WINDOWS IN NEEDED AREAS
- AIR-CONDITIONED STORAGE SPACE LOCATED ON THE  
SECOND FLOOR
- CUSTOM WOOD SHUTTERS ON FRONT-FACING  
WINDOWS
- TWO INDOOR GAS FIREPLACES
- PRIMARY BEDROOM WITH PRIVATE COVERED PATIO
- NEW WATER SOFTENER

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## OUTDOOR FEATURES

- COVERED OUTDOOR LIVING SPACE WITH NEW CEILING FANS
- FULL-SIZED BOSCH REFRIGERATOR WITH ICE MAKER
- EXHAUST VENT HOOD OVER VIKING GRILL
- VIKING WOK/CRAWFISH COOKER
- TWO SINKS
- AMPLE COUNTER SPACE AND SEATING
- GAS START FOR A WOOD-BURNING FIREPLACE
- SPACIOUS BACKYARD WITH GREEN SPACE AND PRIVACY
- HEATED SALTWATER POOL AND SPA
- NEW POOL FILTER
- POLARIS POOL CLEANER
- AUTOMATIC SPRINKLER SYSTEM
- SPACIOUS CIRCLE DRIVE
- NEWLY PAINTED STUCCO AND GUTTERS
- GUTTERS AND PATIO AREA CONNECTED TO CURBSIDE DRAINS

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# KITCHEN

- TWO SUB-ZEROS: ONE REFRIGERATOR AND ONE SEPARATE FULL-SIZED FREEZER
- NEW QUARTZ COUNTERTOPS AND BACKSPLASHES
- SHAW PORCELAIN FARMHOUSE SINK WITH ROHL FAUCET
- PREP SINK
- VIKING SIX-BURNER GAS COOKTOP
- VIKING DOUBLE OVEN WITH WARMER DRAWER
- VIKING MICROWAVE
- SPACIOUS WALK-IN PANTRY
- NEW LIGHTING FIXTURES
- CUSTOM STAINED AND DESIGNED BENEDETTINI CABINETRY
- DUAL FAN VENT HOOD

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