

Upgrades & Features

UPDATES SINCE PURCHASE

Installed Custom Bali motorized Solar Shades (remote control or smart phone operation capable)

Installed Smart Lutron Lights, dimmers, and security switches throughout (remote operating capable)

Upgraded Appliances Include:

- Smart GE Café dual fuel Gas-range w/ convection oven
- 36" Custom Commercial Vent hood
- Installed Paradise Grill in the outdoor summer kitchen
- Added wine refrigerator

Doubled the island size & installed new Quartz countertop on island

Customized Kitchen cabinetry, adding two built-in spice drawers, shelving, trash pullout, & space for the wine cooler.

Upgraded Livingroom Light from One Kings Lane

Upgraded Study Light from Pottery Barn

Upgraded Dining room Light from Pottery Barn

Upgraded Foyer Orb Light from Restoration Hardware

Installed upgraded outdoor post light

Added extra storage shelving in garage

Upgraded exhaust fans in guest ½ bath and Primary Bath

Installed pocket door in upstairs Bath to increase functionality

Upgraded landscaping

Installed fixed Shelving & Bike Rack in Garage

ENERGY EFFICIENCY FEATURES

16 SEER Goodman high performance variable speed air conditioner

R-38 Blow insulation in attic

R-13 x16 Batt insulation in walls

R22x 19 Batt insulation in walls

R13 insulation for hot walls

R14 for wood sheathing in exterior walls (where required)

Programable thermostats

Polyfoam sealant around all doors, windows, outlets and bottom plates

SECURITY FEATURES

Double cylinder dead-bolt locks on all exterior doors
Smoke detectors with battery backup throughout home

EXTERIOR FEATURES

Brick and stone elevation
Front door with security handle-set
Raised panel steel overhead garage door with automatic garage door opener
Garage with room finish walls & epoxy floor

CONSTRUCTION FEATURES

Post-Tension foundation per Geotechnical report.
30- year (300lbs) high profile shingles
250 AMP service panel
Seamless Gutters

KITCHEN FEATURES & HOUSEHOLD APPLIANCES

Recess lightning
Under cabinet lightning
Island w/ sink
Ceramic tile floors & backsplash
Attractive Stainless Appliances
Custom cabinets
Above cabinet lightning
5 ½ Crown molding above cabinets

INTERIOR TOUCHES

Wainscot in dining room
5 ½ Base molding
3 ½ Crown molding above cabinets
2 Panels interior doors
Brushed nickel lever door hardware
Ceramic tile floor entry
Phone jacks (1)
Cable TV and Internet pre-wire (7)
Rounded drywall corners (excluding windows)
Upgrade light fixtures package
36' Upper cabinet above washer & dryer
Ceiling fans in all bedrooms
Carpet made by Shaw/ Champagne with ½ 6lbs. high-density padding

PRIMARY BATH FEATURES

Tub with brushed nickel fixtures
Cultured quartz His and Hers vanity tops
Brush Nickel lavatory faucets
Elongated water saving commodes in all bathrooms 1.2gal./ 0.8gal. flush

ADDITIONAL FEATURES

Custom made 10-foot bookshelves at Study, Family and Living Room.
20-foot Stone fireplace w/ Red Oak Mantel to match Ceiling Beams they are 8-foot-long Red Oak as well.
Wet Bar in Game Room
Custom Closets throughout the house
Custom closets with self-close hinges, self-close rails high end quality materials.
Recess lighting
Security motion lighting (Outdoor)
Sprinkler system
Spacious outdoor Patio w/ summer kitchen
Red oak staircase steps and Iron Spindles
Theater/Media Room

Mirror above the fireplace and TVs to stay
