

# 140 N. Cadence Hills Loop Upgrades

## **OVER \$75,000 IN UPGRADES DONE TO THE HOME IN THE LAST YEAR!**

- Smart Technology: Ring Doorbell, Hornbill Digital deadbolts on front & back doors. Smart Switches throughout house.
- 3 Oversized Outdoor Coach Lights
- Window Coverings: Drapes and 2" Faux Wood Cordless Blinds on operable windows.
- 2 LED Monroe 42" Chandeliers in Entry & Extended Entry
- 2 LED Monroe Pendant Lights at Kitchen Island.
- Dimmer switches added for Alcove lights & Chandeliers.
- Switched out all bulbs to Daylight.
- Upgraded Lighting in Game Room.
- Upgraded Chandelier in Secondary Bedroom on 1<sup>st</sup> Floor.
- Upgraded Garage Lighting.
- Crystal Doorknobs throughout the home.
- Custom built-in Living Room floating shelves, cabinets, and lighting. (to the right of the fireplace).
- Kitchen custom hardwire under-cabinet lighting (color changing & dimmable) with remote.
- Cabinet Pulls added in Kitchen & Primary Bathroom.
- Rev-A-Shelves added to the lower kitchen cabinets for optimal storage.
- Hidden TV ports on all TV access points.
- Decker current Attic Space off Bonus Room for Extra Storage. (Builder plan shows this space could have been an optional Media Room).
- Garage: Polyuria full chip coating system on Garage Floors with Lifetime Warranty (Stampede Coating), Engineered "I-Beam" added, Custom Garage Cabinets, Upgraded Garage Lighting, 5 Ton AC Unit for Garage. Genie Side Mount Garage Door Opener with torque master adapter.
- Concrete pad poured on exterior (*Generac Generator present but is not connected & excluded from sale*).
- Fence accent lights.
- Seller Reserves the right to exclude the Rain Soft Water System (note the \$8500 value not in upgrades figure provided above).

**ONE YEAR CLOSING OF BUILD ANNIVERSARY WALK-THROUGH WITH BUILDER IN JANUARY TO ADDRESS ANY ITEMS INCLUDED IN THE 1-YEAR WARRANTY.**

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