



- **Window Treatments: Hunter Douglas Shades (wireless/battery) in breakfast and living rooms (13 shades). Custom shutters in all front windows and primary bedroom**
- **Stone fireplace extended to ceiling in vaulted living room**
- **Kitchen: Upgraded granite at time of build, deep under-mount farmhouse sink, double oven**
- **Polk RC80i In ceiling speakers in 6 rooms (Kitchen, Dining, Primary, Primary Bath, Game-room, Patio - speaker wires routed to primary bedroom closet)**
- **Ceiling fans added to all spaces (Theater, Game Room, Bedrooms)**
- **Media room upgraded to full Theater Room with wiring for 4K projector and Dolby Atmos 5.2.4 speakers (9 Focal speakers on wall will stay)**
- **Closet under the stairs expanded and finished for extra storage**
- **Attic above garage fully floored for accessible storage (Huge!)**
- **AC in garage with insulated garage door**
- **Flow Wall Organization System, workbench/cabinets and garage overhead storage**
- **Smart Nest Hello doorbell**
- **6 zone sprinkler system**
- **French drain added in backyard**



House Maintenance

- AC/furnace Bi-annual service by Madd Air
- Monthly Lawn care by Trugreen
- Monthly Pest service by ABC pest

Theater Room Items up for potential sale:

- 120" Silver Ticket Projector Screen - \$300
- JVC DLA-X590R 4K e-shift5 D-ILA Projector - \$2000
- 9 Focal on-wall speakers - Stays with house
- Marantz SR-6011 Receiver - \$300
- 2 SVS PB-2000 subwoofers - \$500 each
- Couch with Ottoman - \$2000
- Equipment Cabinet - Stays with house
- For all: \$5000 (\$600 off individual pieces)