

**CUSTOM BUILDER DETAILS
322 HIGHLAND SPRING - GEORGETOWN**

1. LIVING ROOM & DINING ROOM

- Open floor plan to dining room and kitchen
- Lenox centrally located 2 sided propane fireplace
- Custom Knotty Alder Cabinets
- Hand troweled walls
- Solid cedar beams in living area
- Acacia wood floors - Kensington 11 Smooth Golden Topaz KS-031-RL
- Anderson Door to Main Floor Covered Deck
- Rock wall matches exterior rock on home

2. KITCHEN

- Custom Knotty Alder Cabinets
- Upper and Lower cabinet lighting
- Creamy Bordeaux Granite
- Pot Filler
- Beautiful tile backsplash
- Island has storage on stool side as well
- Bosch Oven
- Kitchen Aid Propane Cooktop
- Dacor Warming Drawer

3. BUTLER PANTRY

- Off Kitchen with Custom Cabinet
- Creamy Bordeaux Granite

4. MASTER SUITE

- Beautiful large windows with view of backyard and reserve
- Large walk in custom shower
- Copper Canyon Granite
- 14' high closet with built in cabinets and multi bars

5. FOYER

- 2 story entrance
- Hand troweled walls
- Barrel ceiling

6. 2ND BEDROOM ON MAIN FLOOR

- En-suite bath
- Knotty Alder Cabinets
- Copper Canyon Granite

7. OFFICE

- Custom Knotty Alder Cabinets
- Electronic closet servicing living area multi-media
- View to Lake Georgetown and Reserve

8. MAIN FLOOR COVERED DECK

- Privacy
- Wood burning fireplace
- Wet bar, sink and grill
- Copper Canyon Granite
- Ceramic tile floor with metal pan subfloor and sealed grout
- TV hook up
- Built in speakers
- View to Lake Georgetown and Reserve

9. LAUNDRY ROOM

- Copper Canyon Granite
- Exceptional storage

10. DOWNSTAIRS COVERED PATIO

- Concrete floor with Coca Cola™ finish
- Aquaterra 6 person hot tub
- TV hook up

11. GAME ROOM

- Copper Canyon Granite
- Wet bar
- Under counter refrigerator
- Microwave
- Ceramic tile floor
- Lots of storage

12. BEDROOMS 3 & 4

- Shared Jack and Jill Bath
- Each bedroom has own vanity and sink
- Copper Canyon Granite

13. 2ND DOWNSTAIRS BATH

- Wheel chair friendly
- Extra wide door
- Roll in shower

14. BONUS ROOM

- Currently used with bunk beds to sleep 6
- Set up for multi-media

15. GARAGE

- Oversized 3 car garage
- Workshop area
- Floors finished in non skid paint
- Utility sink

16. OUTSIDE

- Security lights
- Zoysia Grass
- Room for a Pool and Guest House
- Circular drive
- Extended parking
- Xeriscape landscaping
- Front and back yard sprinkler system

17. ATTIC

- Walk out area with half inch plywood flooring

18. FLOOR PLANS

- Available to review
- Built by Frederickson Builders
- Designed by Tim Boatright

19. SEPTIC

- Septic pumped 12.29.2021
- Notice of Approval to Operate an OSSF Permit # 2011-175

20. OTHER

- TV Hook ups 1st floor and 2nd floor
- Hunter Ceiling Fans throughout
- House is wired for security
- Custom cabinets throughout home
- Renai two tankless hot water heaters
- HVAC two CARRIER units one for each floor
- Pet free home
- Underground 500 gallon propane tank
- Spray foam insulation
- 9 foot and 10 foot ceilings throughout
- Solid core doors
- Windows double pane with Argon and tilt construction for cleaning
- Carpet Gulistan Crescent Bay color #302
- Electrical boards replaced in oven and microwave