

Property Upgrades and Amenities on 2130 Hays Ranch Drive

Entry/ Foyer

- Upgraded designed coating concrete to keep cool.
- Storm door with glass that can be lowered
- Upgraded Extended Tile and Stone flooring - Color: MZ Edgewood Boulder

Home Office / Flex Room

- Open with no doors
- Upgraded Tile and Stone flooring - Color: MZ Edgewood Boulder

Dining Room

- Upgraded chandelier
- Upgraded dining room Timberlake cabinets with nickel knobs and pulls – Color Windsor Painted Linen
- Upgraded Granite countertop
- Upgraded Tile and Stone flooring - Color: MZ Edgewood Boulder

Family Room

- Recessed lights
- Ceiling fan with light
- Upgraded Tile and Stone flooring - Color: MZ Edgewood Boulder

Kitchen

- Recessed and Pendant lighting
- Upgraded Island with Timberlake cabinets with nickel knobs and pulls – Color Windsor Painted Linen
- Upgraded Timberlake cabinets with Built-In Appliance layout with nickel knobs and pulls – Color Windsor Painted Linen
- Upgraded light rail moulding aka Undercounter lighting
- Frigidaire Gallery 30" cooktop in stainless steel
- Frigidaire Gallery Dishwasher cooktop in stainless steel
- Frigidaire Gallery 30" built in Microwave in stainless steel
- Frigidaire Gallery Single Convection Oven in stainless steel
- Frigidaire Gallery 3Vent Hood in stainless steel
- Timberlake single waste basket located opposite side of sink
- Command / workstation

Primary Suite and Bathroom

- Plush stain resistant carpet
- 39" Tall Framed Mirror in Chrome
- 80" Tall Semi-Framed Shower Enclosure with C-Pull handle
- Timberlake style cabinets - Color Tahoe Painted Linen
- Carpet level 10 over Stainmaster 7.75lb Pad – Color: Gran Diego in Porcelain

Bedroom #2

- Two rooms combined to one
- Two custom closets
- Ceiling Fan with light
- Carpet level 10 over Stainmaster 7.75lb Pad – Color: Gran Diego in Porcelain

Bathroom #2

- Recessed lighting
- Upgraded granite countertop
- Carpet level 10 over Stainmaster 7.75lb Pad – Color: Gran Diego in Porcelain
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- Upgraded 39" Tall Framed Mirror in Chrome
- Timberlake style cabinets - Color Tahoe Painted Linen
- Adjacent to shared full bathroom with Tub / Shower combo

Bedroom #3

- Ceiling fan with light
- Carpet level 10 over Stainmaster 7.75lb Pad – Color: Gran Diego in Porcelain

Bathroom #3

- Recessed and vanity lighting
- Upgraded granite countertop
- Upgraded 39" Tall Framed Mirror in Chrome
- Timberlake style cabinets - Color Tahoe Painted Linen
- Tub / Shower combo

Utility Room

- Upgraded granite countertop
- Built-in shelves and hanging rack

Mud Room / Area

- Upgraded Tile and Stone flooring - Color: MZ Edgewood Boulder
- Storage for shoes, umbrellas, and other items

Garage

- Upgraded extra 5 feet of space which can be used to many ways (add a work man station or create a workout area)

Backyard

- Storm door
- Upgraded Extended covered patio (added Approx 228 SqFt)
- Light and ceiling fan
- Coated concrete to keep cool
- Gutters on the back
- Irrigation system back and front
- No back neighbors

Master planned community over 710 acres with features that include

- Clubhouse, Fitness center, Pool and Splash Pad, Fitness center
- Meandering walking trails, Lakes, Greenery, Parks

Exclusions: Washer and Dryer