

**90 Tranquil Path**

**All**

- Silhouette blinds, plantation shutters and drapery throughout
- New security system with cellular communications

**Dining Room**

- Updated chandelier and sconces.
- 4 Canned lights

**Downstairs**

- Speaker System

**Exterior**

- Exterior Repainted 2019
- 38 KW whole house generator
- Well for irrigation
- Rachio sprinkler controllers
- Exterior front yard fencing
- Nest 4K exterior cameras
- New gated entry motors with phone app controls (2019)
- Expanded Car Courtyard
- Trash can storage pen for 4 garbage/recycle bins
- Pool and spa with stone decking and lamp posts
- Exterior solar screens on East and West windows
- Exterior Entryway lights upgraded
- Landscaping - plants, trees, lawn, rock rivers
- Cleared back woods
- Mosquito Misting System
- Exterior WIFI antennas
- 8 inch PVC underground drainage system
- 9 faucets positioned throughout yard from the well
- Stone walkway side of the house
- Stone walls for driveway culverts
- Electrical outlet under eaves
- Electrical outlets under trees along front fence
- LED Pool lights with selectable color
- Landscaping LED lighting
- Prepositioned gas line at end of pool patio decking

## Exterior Patio

- 4 Light Tunnels
- 4 each 6000 watt heaters
- 4 each Big Ass Fans
- Extended covered patio sitting area
- Powered Solar Drop Shades - back of the house (6 each)
- 20 amp dedicated circuit for backyard patio wall outlet
- Speaker system

## Family Room

- Entertainment Wall Unit with granite top
- Big Ass Fan

## Garage

- Large built in refrigerator / freezer
- Hardwood Cabinets with illuminated glass upper displays
- Epoxy floor covering
- 20 amp dedicated ceiling outlet circuit

## Interior

- Interior Repainted in 2018
- New Hardwood floors throughout first floor
- Nest and Ecobee A/C controllers
- All new wood floors downstairs 2018
- Network switches for ethernet to all rooms
- Digital combination locks on patio doors
- New exterior doors (single wood doors - 3 each)

## Kitchen

- Viking Range with 6 burners, griddle, & 2 ovens
- 36 inch Subzero Freezer & 36 in Subzero Refrigerator
- Viking French Door Oven
- Viking Steam Oven
- Insta-hot water faucet
- Water Refrigeration Unit with chilled water faucet
- Wine Cooler
- 2 Viking Dishwashers
- 2 granite sinks with garbage disposals
- 8 foot granite island
- Drawer microwave
- Custom cabinetry with pull out pantries
- Drawers and shelf in Kitchen hallway

- Power remote sink window shade
- Kitchen Mixer Cabinet with Pull out Stand
- Trash compactor

### Laundry Room

- Cabinet for either large safe or refrigerator
- Extra Cabinet behind door

### Living Room

- Hardwood Ceiling

### Master Bathroom

- Illuminated glass sinks
- Full renovation 2019
- Power remote tub window shade
- 3/4 inch hot and cold water feeds to shower
- Outlets in master bathroom drawers
- Swarovski Cabinet knobs
- Master Tub Chandelier
- New Water Heater

### Master Bedroom

- Big Ass Fan
- Swarovski Cabinet knobs
- New A/C Unit 17 SEER
- Wood barrel ceiling over tub
- New exterior double doors to patio

### Office

- Full renovation with extended granite countertops and cabinets

### Roof

- Solar powered attic fans
- New Roof 2021
- New extra large 6 inch gutters with leaf covers

### Upstairs

- Shades in upstairs skylights (2 of 3)
- 7-way speaker system with 700W subwoofer
- 120 inch video screen with projector

### Upstairs Bedroom

- Cedar lined closet