

# Upgrades and Features

## Exterior:

1. 20kW whole house generator with auto-start
2. Water softener for entire home
3. Attic professionally sealed to prevent pests from entering
4. Gate access to lake
5. Custom built 23,000 gallon heated chlorine pool with spa
6. Custom built gas fire pit
7. Patio speakers
8. Built-in gas grille on patio
9. Upgraded ceiling fan in backyard patio
10. Keyless back door entry and electronic deadbolt
11. Gutters at front and rear of home
12. Sprinkler system
13. Outside shower

## Interior:

1. Energy Star Certified
2. Granite countertops in kitchen, master and secondary baths
3. Ceiling fans in all bedrooms, office, and great room
4. Custom wooden stairs with travertine risers
5. Professionally custom faux painting- elegant scrolls using gold foil on staircase wall with gold accents on stair railing
6. Spacious his and her walk-in master closet
7. Full-length dressing mirrors in master bath
8. Generously sized utility room with built-in work counter
9. Fireplace with ceramic tile surround, elegant mantle, and remote gas lighter
10. Stylish 42" kitchen cabinets with adjustable shelves
11. Pull-out trash can cabinet in kitchen
12. Drinking water filtration system at kitchen sink
13. Spacious walk-in pantry with automatic light
14. Door mounted spice rack in pantry
15. Large entertainment room
16. Hidden storage area concealed behind bookcase
17. Plantation shutters in front and blinds in back of home



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## **Garage:**

1. Tandem garage
2. Smart garage door opener with battery backup on one side
3. Keyless garage entry
4. Built-in storage shelves
5. Pegboard above work counter

## **Security:**

1. ADT security on windows and doors with 3 wall panels (master bedroom, upstairs in entertainment room and by garage)
2. ARLO security cameras around perimeter of home
3. Ring doorbell

## **Sellers' favorite thing about their home:**

Upon entering the home, the open floor plan flows into a panoramic view of the professional landscaping, pool and lake view with relaxing water fountains.

