

### Energy Efficiency

- Roof has 5.5" foam insulation (no blown insulation on ceiling)
- Insulated primary attic storage with separate pull-down ladder
- Cellulose insulation in walls
- Double insulated windows and sliding doors
- Leak prevention foam around doors, windows, and receptacles
- Programmable set back thermostat
- Two-stage furnace

### Safety/Quality

- Wind storm foundation-frame-roof reinforcement straps
- Post-tension foundation (in-slab steel cable reinforcement)
- Home alarm system wiring including two control panels, door/window sensors, and motion sensor
- Integrated smoke and carbon monoxide detector

### Miscellaneous

- Upgraded **Oak wood floors** throughout main living and hallway areas
- Upgraded brushed nickel door levers
- Matching 2" blinds throughout home
- Whole home network, phone, and cable TV wiring with centralized telecom box
- **Fiber**-to-the-home Internet Service Provider (high-speed Internet) option
- **PEX**/flexible tube plumbing with centralized manifold (more heat/freeze/leak resistant and quiet) -
- Whole home **water softener** system, plumbed into protected garage location for longevity
- Borate framing treatment (protects against fungi, termites, wood-destroying insects, and rot)
- In-wall Taexx **HomeTeam pest** defense pest extermination system

### Home Exterior

- Stone front façade
- Sherwin Williams three color accent exterior paint
- Recently updated stone-lined front landscaping with matching stone walking pathway
- Upgraded and paint matched high volume full house **guttering**
- Upgraded concrete expansion mastic (joint filler)
- Programmable **multi zone irrigation system** for front and back yards

- Side yard **French drain** to sidewalk
- Upgraded 6' fence with rot board
- Back yard tree flowerbed stone lining to match front landscaping

### Kitchen

- 12' high ceiling with skylight
- **Quartz** countertops with accent island color/bevel
- Recently upgraded ultra quiet **Bosch dishwasher**
- Dual stage **water filtration** system with dedicated faucet and loop to refrigerator (replaces redundant fridge filter)
- Integrated **under-cabinet lighting** with dimmer

### Garage

- **Built-in workbench** with durable steel drawers, storage bin shelving, vice grip, tool pegboard, and LED lighting
- Recently upgraded **garage door opener** with app connectivity, external keypad, and dual remotes

### Utility Room

- Storage cabinet with **quartz** countertop
- Additional shelves and hanging rod

### Study

- Added single-light **French doors**
- 10' high ceiling - Hunter ceiling fan with speed adjustment at wall switch

### Entry Way

- Arched 8' Mahogany front door
- 10' high ceiling with decorative arches, coffering, and crown molding
- Arched art niches and shelf
- Automatic digital timers for front porch & coach lights

### Patio

- 17' vaulted ceiling with stained cedar beams
- Stainless steel **gas fireplace**
- **Gas outlet** for outdoor grill
- Separate light switches for porch and recently upgraded backyard **LED flood lighting**
- Outdoor **ceiling fan**
- **Prewired** to Family Room TV/stereo wall for outdoor speakers

### Dining Room

- three-door dual direction **sliding patio doors**
- 10' high coffered ceiling with arched entry
- Chair railing and crown molding

### Family Room

- three-door dual direction **sliding patio doors** with transom windows
- 12' high ceiling
- Remote-controlled **gas fireplace**
- **Prewired** for 5.1 surround sound
- Added **wall reinforcement** and wall mount for large flatscreen TV
- **In-wall conduit** for easier TV/stereo wire routing; wall mount TV electrical receptacle
- Hunter **ceiling fan** with speed adjustment at wall switch
- Fireplace mantle art lighting
- In-floor mid-room receptacle (for end table lamp, etc.)

### Primary Bedroom

- **Bay window**
- 10' high coffered ceiling
- Hunter ceiling fan with speed adjustment at wall switch

### Primary Bathroom

- 9' high ceiling with **skylight**
- Arched art niche and matching recessed mirror wall
- **Quartz** countertop with dual undermount sinks
- **Moen** brushed nickel faucets, towel/tissue fixtures, and matched lights
- Dual 4-shelf storage/**medicine cabinets**

- Glass **frameless** shower
- Jacuzzi bathtub
- Additional matching over-laboratory storage
- Dual flush, soft close, elongated, chair height toilet
- Upgraded tile pattern and size with accent glass tile

### **Bedroom 2**

- 9' high ceiling
- Enlarged width window
- Hunter ceiling fan with speed adjustment

### **Hall Bathroom**

- 9' high ceiling with arched room divider and pony wall shelf
- Quartz countertop with dual undermount sinks
- Moen brushed nickel faucets, towel/tissue fixtures, and matched lights
- 4-shelf storage/medicine cabinet
- Additional matching over-laboratory storage
- Dual flush, soft close, elongated, chair height toilet
- Upgraded tile pattern and size

### **Bedroom 3**

- 9' high ceiling
- Hunter ceiling fan with speed adjustment
- Additional window