

# Upgrades

**MANN GROUP**  
— PROPERTIES TEAM —

## 30623 CREEK SIDE COURT

- Whole home insulation, all interior walls and first floor ceiling with double insulated attic
- Holiday package with eve outlets on switch
- Generator transfer switch and breaker
- Whole home surge protector switch
- Central vacuum system with lifetime warranty
- Exterior eve lights
- Extra exterior lighting, garage side, garage man door, laundry door
- 16 garage can lights
- 3 garage ceiling fans
- 12 garage outlets
- Glass garage side exit door
- 5 exterior lower outlets
- Gas plumbed outdoor kitchen
- Oversized two tone kitchen with extra cabinets
- Quartz counter tops
- Extra outlets in island
- Kitchen drawer lowers with garbage drawer
- Pot filler
- Double ovens
- Under cabinet lighting
- 10 foot single slab wood wrapped island
- Custom built ins office and living room with soft close doors
- Oversized office French doors
- Custom oversized pantry with large storage closet
- Glass exit door in laundry room for pool access
- Custom washer dryer built in pedestal
- Extra Outlets in pantry for coffee bar
- Wine/bar room upgrade with floating shelves
- Pottery Barn custom lighting island pendants, dinning, wine room, office
- soft close kitchen cabinets
- Water for fridge in utility room
- Wide oversized driveway
- Tv ready outdoor patio outlet with cable hook up
- Custom oversized modern living room ceiling fan
- Custom stairs chandelier
- Upgraded black hardware throughout (hinges not painted)
- Upgraded black fixtures throughout
- Upgraded black lighting surrounds throughout
- Custom primary bathroom linen cabinet
- Upgraded tile & bathroom counter tops throughout
- Oversized master closet/ divider removed during build
- 2 extra outlets in primary closet
- Comfort height toilets downstairs
- Upgraded Open black banisters on both sides of upstairs landing
- Extra Outlets strategically placed for stair banister lighted garland
- White oak stair treads
- Extra outlets over stairs for illuminated stairs
- Level 8 carpet with highest level waterproof padding
- Whole house water softener
- Water osmosis filter under kitchen sink
- Whole house alarm sensors with 4 cameras, video doorbell (contract transfer to buyer)
- All rooms with tv conduit in walls for hidden wiring & elevated outlets
- Window coverings in bedrooms
- Custom landscaping in front
- Newly resurfaced driveway
- 5 trees planted in the backyard for privacy
- Rachio smart Wi-Fi sprinkler management system
- Complete backyard French drain system with backyard downspouts tied in underground
- Extra exterior water house bibs, 3 corners
- Whole house gutter system