

1308 LAKE POINTE FEATURES

❖ **This was the Original Model Home with every upgrade the builder offered**

General Enhancements

- Whole house has Soundproofing with the addition of Magnetite Insulated windows, which also increase energy efficiency
- Complete activated Audio/Video whole house system installation
- Additional antenna system for local television reception
- Elevator with hanging rack for dry cleaning and phone
- Fire Sprinkler System

Garage

- Insulated garage door with keypad entry
- Garage floor finish
- Custom Mahogany & rice paper privacy window treatment
- Built-in garage closet
- Simplex push button security deadbolts for exterior, elevator & interior doors

First Floor

- Custom built in dresser and shelving in closet
- Wall Mounted TV with surround sound wiring

Second Floor

- Benedettini cabinetry & all appliances stainless steel
- Viking 36"-6 burner gas range with infrared broiler
- Jenn-Air Island vent hood with lighting
- Water filter system for drinking water at bar sink
- pull out trash can system by sink
- Hunter Douglas Silhouette blinds

Living and Dining Room

- Custom Mahogany and rice paper privacy window treatment in dining room
- Custom Mahogany bookcase at entry
- Custom Audio/Video system with surround sound and kitchen speakers
- Custom cabinetry & shelving for audio video equipment
- Entry light at front door addition of programmable automatic timer switch

Third Floor

Primary Bedroom and Bathroom

- Tray ceiling with extra crown molding
- 2 built in dressers with custom shelving in primary closet
- 2 custom built in medicine cabinets with electrical outlets in primary bathroom
- Custom Mahogany and rice paper screens in bathroom and closet
- Primary bedroom and bathroom wired for TV /Cable
- Whole house speakers in master bedroom

Office Area

- Built in custom office shelving in office area with under counter lighting

Guest Bedroom and Bath

- Built in dresser with custom shelving in guest bedroom

Fourth Floor

- Finished out with upgraded railing, carpet and crown molding
- Finished out with TV/Cable with connection television antenna
- Custom Mahogany wall of shelving
- Custom built-in bookshelves in 2 areas
- Addition of closet
- Storm door addition

Additional Features:

- Roof less than one year old
- A/C less than one year old
- Prepaid exterior paint job Fall 2023
- Appliances Remain