

# Property Highlights and Upgrades

106 Amber Jade Ct.

*APPROXIMATELY \$265,000 in upgrades!!*

## Property Overview:

- Year Built: 2020
- 3,140sqft
- 12,558sqft lot with NO rear neighbors (\$17,500 lot premium)
- Bedrooms: 4
- Bathrooms: 4.5
- 3 car tandem garage w/ epoxy floors
- Texas-sized covered patio
- POOL & SPA
- Full House Generator

## Property Highlights & Upgrades:

### **INTERIOR**

- ❖ Added 2' to back of home to increase master and dining: (\$10,950)
- ❖ Wood flooring:
  - Dining, family, hall to BR's, Powder, Study, Foyer, Kitchen Breakfast: Timberlake, Shale Oak, Color 3242-97, 5" (\$8,599)
  - Master, bedroom, 2, 3, And 4: Timberlake, Shale Oak, Color 3242-97, 5" (\$10,470)
  - Powder Bath (3,570)
- ❖ 2" wood blinds throughout: (\$5,000)
- ❖ Draperies in living room, dining room and master bed/bath (all others excluded) (\$11,000)
- ❖ Handles throughout totaled (\$655)
- ❖ LED Disk lights with 3-way switch (8) (\$1,040)
- ❖ Barn door for office/study/playroom: (\$1860)
- ❖ 6 Light Mahogany Front Door, Flemish glass with dark Walnut (\$380)

### **Kitchen**

- Double ovens
- Pots and pans drawers
- Counter air switch for garbage disposal (\$210)
- Under counter lighting with switch (\$610)
- Trash drawer added: Regular and recycled trash cans (\$440)
- Upgraded Siligranite super single bowl, café brown 440192 (\$700)
- Upgraded backsplash, Daltile Brickworks, BW01 Studio 2 x 8, broken joint (\$498)

- Hardware on all cabinets/drawers, 50 pulls
- Granite, Blanco Gabrielle 3m Double eased (\$480) /Island 3m Double Eased (\$600)

### **Living Room**

- Living room floor plug (\$320)
- Upgraded mantle tile, Daltile BW01 Studio 4 x 8 Brickworks to mantle height (\$416)
- Mantle color Poplar Mantel option #9 Gray Wolf stain (\$720)
- Ceiling beam, cedar rough sawn stained (\$2,250)

### **Laundry**

- Cabinetry and sink (\$1,950)
- Upgraded tile, Daltile, Arena AR02 16 x 16 (\$124)
- Hardware added to all cabinets/drawers: 17 handles

### **Pocket Office**

- Pocket office added (\$10,400)
- Upgraded Laminated double eased Polar Pacuigo 1.6 std edge (\$190)
- Upgraded pocket office cabinets and hardware on drawers and cabinets: 21 Handles

### **Master bath**

- Master bath shower niche (\$1,400)
- Under mount sinks, Monaco ASI-C6 White \$200
- Frameless glass (\$1,950)
- Rain head on separate control
- Tile set on a broken joint with 545 Bleached wood grout (\$263)
- Upgraded tub splash, shower surround Marazzi Nu Temp NU09 Crema Mocha (\$274) and (\$440)
- Shower pan Mosaic Emser, Zone, Fawn (\$104)
- Upgraded countertop: 3 cm eased Lena Silestone (\$210)
- Upgraded tile floors, Daltile, Arena AR02 18 x 18 (113)

### **Private baths 2 and 3**

- Private baths in bedroom 2 and 3 (\$4,200)
- Mud set shower 2 and 3 in lieu of tub (\$526)
- Hardware: 10 handles

### **Bath 2, 3, 4:**

- Upgraded Laminated double eased Polar Pacuigo 1.6 std edge bath 2, 3, 4 (\$150)
- Shower pan Mosaic Emser, Zone, Fawn Bath #2 & #3 (\$104 each)
- Upgraded tile: Daltile, Cabris, CS22 Fair, 16 x 16 Bath 2,3,4 (\$98)
- Shelves in bath 2 and master potty area (\$300)

## EXTERIOR

- **Pool and Spa (\$113,400)**
  - LED Lighting, Water feature and Electric Polaris and extra patio area extended
- **Whole house 22k generator (\$11,000)**
- **French drain with sump pump attached for pool drainage and rain runoff (\$6,700)**
- **Driveway extension (\$6,000)**
- **Full house gutters**
  - One gutter is connected to both French drains
  - Leaf guards (\$1,500)
- **Landscaping**
  - Trees added for privacy (\$9,800)
    - 3 froze but they are coming back
  - Rocked area where pool equipment, generator, and HVAC units sit (\$1,200)
  - Fence to hide electrical equipment (\$420)
  - Upgraded beds with stones and plants
- **Stained front fence to meet HOA code color and stained inside backyard fence (\$500)**
- **Epoxy garage floors (\$3,000)**
- **Exterior up lights with switch (\$1,350)**
- **Tankless water heater (\$1,840)**
- **Side Garage door (\$1,150)**
- **Upgraded patio fan**
- **Gas meter upgrade (\$314)**
- **Pagoda (\$525)**
  - Lights and fan excluded
- **Gas line on patio (\$240)**
- **Raise single garage door to 8' (\$440)**
- **Side Garage door (\$1,150)**
- **Holiday light outlet in soffit with two outlets and one switch (\$280)**
- **Privacy/sun screen on patio: Lowes approx (\$200)**

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Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_

*Debra L. Hollier*  
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Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_

*Clinton Hollier*  
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