

4723 Birchwood Upgrades and Features

Exterior

Oversized Lake front Lot
Black aluminum exterior and interior windows frame
Upgrades on exterior from(stucco, stone to trim color)
Landscaping upgrade
Circular driveway with pavers

Interior Galary, Family room, game room downstairs, media room

Upgrade satined treads with red oak round staircase
Stairs newels upgrade and wrong iron color
Fireplace with stained upgraded red oak mantel
Customs floating under lights cabinets in family room.
Upgrade fan in family room
Media room conduit
Game room glass break
Add platform in media room
Staircase Prewire for chandelier
Study prewire for fan or chandelier

Primary bedroom

Oversized Primary bedroom
All upgraded in Primary Bed room bath from quartz, floor, wall, and shower tiles and added additional ceiling lights with switches
Added second station W/dispenser valve and hand shower on slide bar
Wall to ceiling tile upgrade
Custom cabinet in primary room with upgrade cabinet color
Freestanding tub with hand sprayer
Added dresser and shelves in master in her master closet
In tile shower wall upgrade with upgrades to plumbing and fixture
Quartz countertop, and quartz bath sitting
Widespread sinks
Solid core doors at master bedroom
Soft close cabinet in primary suites and Bathrooms
Walk through shower in primary bedroom with upgrades on plumbing and fixtures
Spacious He/Her walk in closet
Primary room prewire for chandelier in bedroom, bathroom and Her closet

Custom designed cabinets at main kitchen, prep kitchen, and island

Upgrade cabinets color in Main Kitchen, Prep kitchen, island
Upgraded built in cooktop
Upper cabinets with glass doors and pug lights
Waterfall island with Cambria quartz
Quartz countertop in main kitchen small kitchen
Under cabinet lighting in Main and Prep Kitchen
Pot filler
Soap dispenser in Main kitchen
Marble backslash in Main Kitchen
Appliances by kitchen Aid and Jennair in main kitchen
Venthhood upgrade in Main kitchen
Double pantries
Pull out tray, cabinet drawer upgrades
Main kitchen apron white sink
Plug molds to kitchen cabinets
Added everything in Prep kitchen from sink, faucet, quartz, backsplash anything customized builder won't give standard option.

Guest room and other bedrooms

Converted guest room tub to freestanding showing. Framed glass with shower bench with quartz sitting
Walk in closets

Wall to ceiling upgrade tile in shower
Soft close on secondary bedrooms cabinets
All secondary bedrooms have private baths and walking closets
Widespread sink
Guest room prewire for fan

Miscellaneous Upgrades

Duplex floor plug with data port in Study
Door hardware upgrade
3/8" glacier Pad under Capet
Upgrade carpet
Plumbing fixtures upgrade throughout
Upgrade on entry door
Upgrade on light fixtures in entry, dining, pendant lights, breakfast area
Hardwood floor throughout except for secondary room, media room, closets and bathrooms
Camera system on garage openers with remote
Sliding door to patio
Large extended Covered patio
Added plug in laundry and garage for vacuum
All secondary bedrooms have private baths and walking closets
Add platform in media room
Added water line in garage for fridge or future sink
Hardwood floor throughout except for secondary room, media room, closets and bathrooms
Camera system on garage openers with remote
Added additional hose bib
Lighting fixture upgrades(pendant lights, breakfast, dining room and entry)
Hardwood floor throughout except for secondary rooms, media room, closets and bathrooms
Upgrade tiles and patterns throughout house
Reroute electric underground to easement
Structural change to game room ceiling with beams, which extends to patio
Added door walking to outside garage with lamp
Upgraded sink on 8" widespread

Electrical, plumbing and Low voltage upgrades

Galaxy CAT 6 for control system
Lot of electrical upgrades on ceiling lights with switches on interior and exterior of house, dedicated 2 or 3 ways switches(study, dining, guest room, family room, game room, dining area, Prep kitchen, dining area, game room downstairs, flex room, patio, Primary bedroom)
Added additional exterior outlets in garage and exterior
Added additional plugs above media room platform for chair sitting
Added more additional plugs in house
Prewire for 7 speakers surround in media room with prewired TV mount
Prewire for Speakers in main kitchen, primary room, home office, game room, flex room, and patio
TV mount with CAT 6 in Primary room, guest room, home office, family room, patio
CAT 6 upgraded throughout interior home and exterior of home
Upper plug outlets in both garages
Holiday lights with dedicated circuit
Patio fan prewired
Prewired for chandelier on staircase
Prewired for chandeliers or fan in primary suite
Prewire for fan or chandelier, master bedroom, bath and closet
Prewire for chandelier on stairs curve
Prewire for fan in guest room, home office, and patio
Camera system on garage openers with remote
Prewire interior camera
Prewire exterior house for camera
Prewire for internet booster in Main kitchen
Prewire for roller shades in Family
Pre plumbed for future outdoor kitchen
Added upper and lower soffit lights on front and back of house with dedicated switches
Added flood light on patio
Added Under-lights with switch on floating cabinet in family room

Added additional plugs on TV locations above standard location
Added water line in garage for sink or future sink
Added additional hose bib
Pool ready
Exterior TV mount and speakers
2 electric panel with 200 amp main breaker
60 amp 220 volt level EV charger in garage
Soffits lighting with dedicated switches
Dedicated light switch interior of house
pre-plumbed for water softner
Automatic Sprinkler system

After closing upgrades

Epoxy coating flooring
Added water softener with reverse osmosis with drinking bottle water
Added Build in Fridge
Upgrade built in cooktop
LG Appliances In Prep Kitchen
Added Cabinet Hardwares
Added Cameras on house exterior
Switch Door bell
Upgraded ceiling lights to Day light for interior and exterior patio
Change some lights fixtures to daylight with deemer
Deemer added to master bedroom, Pendant lights, family room, study, media room, game room, dining room
Added wire roller shades in family room and battery operated in breakfast, game room, Primary room, and regular roller shades upstairs flex room and bedroom facing lake
Added plantation shutters
Added internet booster
Upgraded house paint and trim color
Added speakers in master bedroom, media room, game room downstairs, main kitchen, study, except flex room upstairs and patio.
Added internet booster in Main Kitchen