

PRIMARY FEATURES / HIDDEN CUSTOMIZATIONS

KITCHEN

- Appliance Cabinet with Pull-out appliance tray and power outlets.
- Hidden Upper Pullout next to floor to ceiling appliance cabinet.
- Custom Dyson Vacuum/Cleaning Cabinet located on end of Appliance Cabinet
- European BlueMotion Drawer Slides (Over 68 installed throughout house @ \$210/drawer)
- High Flow 3-Stage Filtration

WET BAR / COFFEE BAR

- Concealed Coffee Pod Drawer
- Dual Zone Beverage/Wine Fridge
- Mini Fridge Built-in to Coffee Cabinet
- Glassware Spray Wash
- Walk-in Secondary Appliance and Kitchen Prep Area to house and conceal countertop appliances and professionally designed organizational system.
- Robot Vacuum Docking Area with dedicated Power
- Custom White Oak Reveal Drawer Fronts

LIVING AREA

- White Oak Accent Wall / Hidden Push to Open door leading to under stair storage closet
- Premium Built-ins / Custom Stone Fireplace Mantel / Gas Fireplace with Smart Control
- Full Spectrum Lighting continued, Built-in too Shelving Areas, Living Recessed Ceiling Lights, Hall Area, Custom Artwork Built-in & Stair Lighting.
- Dedicated Ethernet wire installed for UHD 4K Video Streaming

THROUGHOUT HOUSE

- Ultra-High Grade Italian Imported 12"x48" size Commercial Grade (3/8") FAUX Wood Porcelain flooring
- Minka-Aire Matte White RF Ceiling Fans with Smart RF Hub for App and Voice Control.
- Full Spectrum Lighting / Smart Home Automation System (RGB-CCT) Allows for any color of white or any color. (Press the top left button on the round switch in the living area to toggle through lighting examples)
- Imported RIFT SAWN/CUT White Oak Wood Work

Play Area / Turfed Area

- A large French drain was installed in this area to collect any and all water coming onto the property. Pool plumbing and conduit was pre-installed through this area to the location on the side of the garage where the pool equipment was intended to be located.
- NOTE REGARDING BACK YARD SOD: Prior to move in, new SOD will be installed in the areas where there is no grass, except directly behind the garage where the play area and turf is located.