

# Features and Updates \*

9823 Joyce Dr.

## Bedroom 2

- Ceiling Fan
- Accent wall, Window side
- Accent wall, entry side of room
- Shelving

## Bedroom 3 - Ceiling Fan

## Extra Room / Use – Exercise room, Playroom or Office

- Ceiling Fan
- Crown Molding
- Recessed Lighting

## Utility Room / Laundry

- Beadboard
- Chair rail
- Clothes drying rack
- Laundry folding station/shelf

## Mud Room - Crown Molding

## Foyer - Barn door, which leads to the “Extra Room”

## Media Room

- Crown Molding
- Accent Wall
- Curtain/tapestry
- LED theatre lighting

## Family Room - Two Piece Crown molding.

## Kitchen

- Two Piece Crown Molding
- Pulldown/Hide Away Cutlery Storage
- Accent wall below kitchen top

## Casual Dining / Breakfast Room

- Two Piece Crown Molding
- Accent Wall

## Patio

- Ceiling Fan
- Pulldown sunshade

Garage - Three Shop Lights

## Attic

- Floor decking above garage and entryway with batt-insulation
- Additional Attic Lighting

Exterior - Gutters around the entire roofline

## Pool

- Jandy RSPS8 Function Control System
  - 100 % Smartphone automation/controlled.
  - With options
- Jandy 2HP Variable Speed pumps (3)
- Upgraded spa with rolled edge and 12 jets
- Jandy CV580 Cartridge Filter
- Jandy JXI400N BTU Natural Gas Heater
- (2) Skimmers
- (2) 1.5hp Spa Jet Jandy blowers
- Ozone Sanitizing System
- Nature 2 Fusion Chlorinator
- Landscape Lighting
- (4) 24w 12v Jandy LEDs & (3) 12W 12v Jandy LEDs
- Glass Tile
- Travertine Decking
- Travertine split face tile
- Wet Edge Pebble Plaster with abalone shells
- Water features -
  - (2) Deck jets
  - (2) LED bubblers (Extra replacements)
  - (3) Scuppers
  - (2) Match light Fire & Waterbowls

## Solar Panels

- Home, Solar Assisted Power
- Able to monitor power via smart phone

\*-Per Homeowners