

## **221 Bentwater Builder Upgrades & Amenities**

- **BONUS: Current mortgage is assumable & has a current interest rate of 2.625%**
- Upgraded gourmet kitchen, which includes double ovens & microwave separate from gas cooktop & stainless steel farmhouse sink
- Fireplace with custom built fullsize mantle and glass tile surround
- Rainshower in primary bathroom along w/ soaker tub
- Extended extra large covered patio; Owners preplumbed gas & hot & cold water (includes stub & drain) on outside patio for future potential to build an outdoor kitchen
- Home is all brick with custom stonework on front elevation
- All interior doors 8'
- 2" faux wood blinds
- Elongated comfort height toilet in primary bath
- 8' Entry Door - 9 lite
- Extra dedicated exterior electrical outlet for TV
- Extra exterior coach lights
- Kitchen custom pendant package
- 50 gallon hot water heater
- All tile in kitchen, baths and fireplace upgraded
- All builder upgrades totaling \$36,401