

IMPROVEMENTS

25127 W Tara Plantation

- Floor-to-ceiling stacked stone on interior fireplace
- Cedar fireplace mantle
- Media cabinet with feeder tubes to hide all wires
- Ceiling speakers in living room, wired to media cabinet
- Outdoor wood burning fireplace with chimney, sealed white quartz seating shelf
- Outdoor kitchen in brick / sealed white quartz, including Napoleon 44' full stainless 8-burner grill, Zline stainless island vent, stainless outdoor rated fridge, sink. Interior panel to shut off/winterize exterior sink
- Powered solar screens around outdoor patio for heat/rain/bug resistance
- Solar screens on every exterior window for 30% interior heat reduction and privacy
- Additional landscaping (10x trees, plants, stone edge entire property, addtl sod, mulch, irrigation)
- Rear rod iron fence
- Whole house filter and water softener
- Epoxy garage floor
- Higher end Samsung appliances (optional based on offer)
- Portable generator plug with safety lock
- Smart home features:
 - app based sprinkler system (rain sensing)
 - Nest thermostat
 - App based front door lock (finger print and code entry as well)
 - App based garage door openers

- Backyard hanging lights with remote control
- Touch kitchen sink faucet
- Tankless water heater
- 220 power garage outlet for electric car charging, and portable generator hookup already installed