

Upgrades for 2847 Tanager Trace

- ❖ Premium pie shaped 12,003 square foot lot (over a quarter acre) with rear privacy
- ❖ Resort style heated pool and spa with tanning ledge, waterfalls and bubbler, programmable lighting
- ❖ Extended back patio with double ceiling fan, wall outlet for TV and gas plumbed for outdoor grill
- ❖ Solar energy system with 25 inverter panels and 2 Tesla powerwalls, Tesla EV charger
- ❖ Oelo permanent outdoor programmable color changing fascia LED lighting with App. control
- ❖ Full house exterior aluminum gutters-Black of Night, MasterBrick-Camelot, Granbury Chateau Stone
- ❖ 5' Garage extension, Liftmaster garage door opener with exterior entry keypad and wireless access
- ❖ 8' Sebro Reeded Glass entry door with Iron Overlay, Kwikset Hawthorne Iron Black handleset
- ❖ Kwikset Halo Touch fingerprint keyless smart lock deadbolt with automatic lock and remote operation
- ❖ Arlo wireless video doorbell with 180 degree view, night vision and 2-way audio
- ❖ Eagle Point Quinta Country Manor Collection SPC Luxury waterproof flooring in DonJon color
- ❖ Upgraded lighting throughout including Kitchler, House of Hampton and Kelly Clarkson Home
- ❖ Contrast interior doors, baseboards, trim and window sills in Sherwin Williams Gray Matters
- ❖ Kwikset Lisbon Matte Black interior door levers
- ❖ Gerber Viper Ergo-height elongated toilets, slow close seats & upgraded Moen faucets in all bathrooms
- ❖ GE Profile Smart stainless steel appliances including Induction slide-in range with air fry, Convection microwave with exterior venting, Energy Star top control silent dishwasher with delay start. Gas has been plumbed for range if preferred
- ❖ Timberlake shaker cabinetry in New Haven Stone finish (pull-out recycling and trash cans, appliance slide out shelf, all drawers lined with protective Gorilla Grip washable non-adhesive liner
- ❖ Under cabinet lighting, outlets mounted under the cabinets for a seamless backsplash
- ❖ Marazzi Artezan faceted Elegant White subway tile backsplash in herringbone pattern
- ❖ Amerock Blackrock Black-Bronze/Franklin Brass Matte Black cabinet hardware and drawer pulls
- ❖ Walk-in pantry with hinge light switch (activates when door opens), door mounted spice racks
- ❖ Blanco Valea Silgranite large single basin white undermount sink
- ❖ Gimili matte black motion sensor touchless pull out pro-style faucet with stream and spray
- ❖ Pietra Silestone Quartz island and counter tops
- ❖ Island breakfast bar with door panel finish
- ❖ Coffee bar with beverage refrigerator and upper cabinetry, Blanco Maple Silestone Quartz countertop
- ❖ Back patio door with full height window and integrated mini-blinds
- ❖ Oversized "Super Shower" in the primary bathroom with Emser Cultura Summer river rock floor, Interceramic Impressions Wavy White full height tile surround, shampoo niche and corner shelf
- ❖ Moen Velocity rainshower and Moen Gibson chrome shower head with adjustable mixer
- ❖ Primary bath upgraded Timberlake shaker cabinetry with Stellar Snow Silestone Quartz countertop and undermounted ceramic sinks, programmable LED accent lighting behind mirror
- ❖ Hamilton Bowes acrylic and chrome bar knob cabinet hardware
- ❖ Shaw Fiesta Island 25 oz. broadloom carpeting in Seashell color with upgraded 5 lb. underpadding
- ❖ Easy Track wood solid shelving organizers/drawers in primary walk-in closet
- ❖ Honeywell Bonterra 52" reversable ceiling fan with light, remote control and wall cradle (in 2 bedrooms)
- ❖ Custom crafted oversized sliding door between secondary bedroom wing and family room
- ❖ Prominence Home Ashby 52" reversable ceiling fan with light and remote control in 3rd bedroom
- ❖ Full height Interceramic Aquarelle shadow gray 10x20 tile in offset pattern with silver grout in 2nd bath
- ❖ Timberlake shaker cabinets, Amerock hardware, Blanco Maple Silestone Quartz countertops in 2nd bath
- ❖ 5.1 Home Theater prewire: 2 front, 2 surround, 1 center and 1 sub
- ❖ 1.5" TV conduit prewire in primary bedroom, family room and retreat
- ❖ GFCI on dedicated 20 amp in garage and coffee bar, 110 exterior electrical outlet on porch, soffit outlet on dedicated circuit with single switch, exterior photo cell, 110 floor outlets in family room and study
- ❖ Smart switch for island pendants can be controlled by Alexa, dimmer for dining room fixture
- ❖ Flow Wall adjustable slatwall storage organizer system and cabinets in utility room and garage