

## *Upgrades Updates & Custom Features*

\$5,450 New Granite Kitchen Counters w/ Oversized Island and 6 person seating: New Kaledonia Graphite

\$2,500 New & Updated Appliances

\$1,000 New Stainless Steel undermount sink, Forious kitchen faucet and Moen garbage disposal

\$1,800 Recessed LED Lighting

\$6,000 New Luxury Vinyl Plank LR, DR, Hollywood Bath: Eva Floors: Sahara

\$3,500 New Designer Carpet & 1/2" 8lb. pad Bedrooms & closets: Galactic Carpets: Memento

\$16,500 Master Bath/Bed Remodel:

20x20 tile floors

Walk-in Shower w/ Dual shower heads complete w/ grab-bars

(Low-step with glass enclosure- oversized glass door)

Brazilian 3CM granite counters

Kohler undermount porcelain sinks

Updated faucets

His and Hers closets plus 3rd Seasonal Closet

2 Skylights

Upgraded French Door/Window unit by Neuma Doors w/ integrated blinds & custom hardware

\$9,500 Fresh Sherwin Williams Paint- "SuperPaint" in many rooms

\$23,000 Custom Site-Built Cabinetry, Built-ins, 2 Desks, Book-Shelves, Linen Cabinets/Hampers/Dressers, Pull-out Pantry/drawer(s)

\$12,000 Double/Triple Crown Moldings (all rooms)

\$8,000 Wainscoating/Chair-rail(s)

\$5,800 Tile floors Entry, FR, kitchen, breakfast, laundry & 1/2 bath

\$2,800 2" Wood Blinds throughout

\$10,000 Vaulted Ceilings

\$2,000 Window Seats Dining Room

\$6,500 Double Pane Windows (All 12 operable- open & tilt, plus 1 octagon window- fixed)

\$2,200 Solar Screens

\$7,750 Uponor Clear PEX piping

\$3,500 Updated Toilets and plumbing

\$1,000 New Tub/Shower Plumbing fixtures & valves (Jack n Jill Bath)

\$3,000 Recessed can lights throughout home

\$1,000 Auto on closet lighting

\$1,500 Alarm/prewire in place  
\$4,000 Gardening/Planting Room-Workshop in Garage (Climate Controlled)  
\$750 Premium MyQ Garage Door Opener  
\$8,000 Covered rear patio w/ new ceiling fan (remote controlled, smart phone capability)  
\$5,000 Gated Courtyard Entry w/ rock garden  
\$2,500 Rainbird Sprinkler System- 4 zone (serviced April 2024)  
\$7,600 Stamped concrete extended rear patio  
\$5,900 2 Pergola/Trellis both patios (Beautiful Oak Tree in backyard)  
\$2,000 Gutter Guard  
\$6,000 Refreshed landscaping (Southern Living) and stacked stone flagstone border, fresh mulch  
\$1,750 Ext. paint touch-up, maintenance & power wash, iron gate painted, new doorbell, roof maintenance performed (March 2024) metal valley(s) & chimney cap painted  
\$9,000 True Masonry Fireplace with gas connection, new gas log lighter and high heat firebox paint  
\$4,000 Tx Basement type attic with extra blown-in insulation, floored storage space, handrailed walkway to mechanicals and storage rack-rafters  
\$7,250 Oversized 2 car garage with built-ins/cabinets and storage shelving, new coach light  
\$15,000 Full Brick Exterior. Generator ready with both elec and gas meters side by side behind garage workshop  
\$35,000 Oversized Lot (Lot and an half)  
\*Most mechanical components newer, replaced recently or within the last 10 yrs.  
HVAC with 3 returns for optimum air flow.  
Water heater with instant hot adapter  
\*\*Extra flooring: LVP, carpet, boxes of both tiles in home, and any leftover paints will all convey  
\*\*\* Transferable First American Home warranty in place

Location-Location-Location

Quality Custom Construction, Design, Engineering & Architecture: PRICELESS!