

# UPGRADES + FEATURES

→ 7519 Zion Grove Ct

- 8' front door
- French doors at study
- Outdoor patio extended (approx. 183 Sq. Ft)
- Powder bathroom
- Upgraded kitchen appliances - cooktop, dishwasher, microwave, convection oven
- Kitchen vent hood
- Stainless steel apron-front sink with a Moen faucet in a brushed gold finish
- Upgraded cabinetry throughout including a trashcan pull out in the kitchen
- Kichler pendant lights & 8 light chandelier in the kitchen/dining rooms - both in a natural brass finish
- LED 12' ribbon lights under kitchen cabinet, and for under cabinet lighting includes wiring a single switch upgrade.
- Upgraded countertops throughout
- Luxury vinyl plank flooring throughout the common areas
- Recessed LED lighting in the common areas
- Upgraded carpet in the bedrooms
- Tray ceiling in the primary bedroom
- Super shower in the primary bath with dual shower heads including an 8" rain head fixture
- Beautiful marble-look tile in an offset pattern in both showers & bathroom floors
- Moen bathroom fixtures in matte black
- Upgraded door handles in an iron black finish
- 110V exterior outlet with waterproof box, 110V floor outlet & 110V interior GFCI outlet on dedicated 10amp in the garage for future fridge/freezer
- Gas line on the back patio for a future grill
- French drains on both sides
- Stone-lined flower beds



**THE FRANKLIN TEAM**  
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