

UPGRADES/NOTABLE FEATURES TO 2314 REDFOX DRIVE

GROUND FLOOR

Buyers are advised to conduct their own due diligence to confirm the accuracy of features listed and measurements stated.

| Room | Aftermarket Upgrade | Builder Upgrade |
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| Formal Dining | <ul style="list-style-type: none"> • Beams added | |
| Guest Bedroom Suite Down/Second Master | | <ul style="list-style-type: none"> • Extended sitting room • Extended bathroom with a shower that is tiled to the ceiling and a standalone tub • Separate closet off of the bathroom • 13.5 foot ceiling |
| Pantry | <ul style="list-style-type: none"> • Additional storage shelves built to the curve of the under stair | <ul style="list-style-type: none"> • Extended pantry created by leaving the hollow under stair space open |
| Coat Closet | <ul style="list-style-type: none"> • Addition of shelving up to the ceiling to maximize storage | |
| Laundry Room | <ul style="list-style-type: none"> • Custom cabinetry to house washer dryer with pullout draws. • Addition of glass tile backsplash. • Additional upper storage cabinets and drying rod. • Addition of shelving to the broom/cleaning cupboard maximize storage. | <ul style="list-style-type: none"> • Granite sink |
| Master Closet | <ul style="list-style-type: none"> • Addition of shelving and clothes rods up to the ceiling. • Bespoke center island clothes storage unit. | |

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| <p>His and Her Bathrooms to the Master bedroom</p> | | <ul style="list-style-type: none"> • Upgrade for the Glendale model built by Grace Ponit Homes • Her bathroom has a stand alone tub with an overhead chandelier • Both bathrooms are tiled to the ceiling |
| <p>Master Bedroom</p> | <ul style="list-style-type: none"> • Addition of coffee nook with granite countertop and storage cabinets. Special pull out draws for coffee pods. Electrical outlets for appliances including a mini fridge. Mirror tiles back splash up to the ceiling | <ul style="list-style-type: none"> • 13.5 foot ceiling |
| <p>Living Room/Grand Room</p> | <ul style="list-style-type: none"> • Cabinetry floor to ceiling on either side of the fireplace. These have open shelves for display to the top and closed cabinetry to the bottom for additional storage. Specially designed piano hinged storage cupboards with dimensions specific to house a receiver and with hidden holes for cables to get to wall plugs. | <ul style="list-style-type: none"> • 5:1 ceiling wired surround sound with 5 KEF ceiling speakers installed flush mount. |
| <p>Downstairs Media Room</p> | <ul style="list-style-type: none"> • Barn doors added for esthetics and maximum use of space as there are no | <ul style="list-style-type: none"> • 5:1 ceiling wired surround sound with 5 KEF ceiling speakers installed flush mount. • Wine cellar |

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| | <p>doors to open in or out.</p> <ul style="list-style-type: none"> • Glass tile back splash added to the wine cellar | <ul style="list-style-type: none"> • Upper and lower cabinetry with wine bottle rack • Door that opens directly to the pool deck |
| Kitchen | <ul style="list-style-type: none"> • Filtered water system (Reverse Osmosis System) with kitchen spigot for drinking • Whole house water softener system • Hot water dispenser at sink • Pot filler • Additional shelves in over stove cupboards | <ul style="list-style-type: none"> • Under cabinet lighting • Additional under cupboard electrical sockets • Granite sink extra large |
| Entry from Garage | <ul style="list-style-type: none"> • Built in drop zone with seating, bead board with coat hooks and storage cabinets both up and down | |
| Garage | <ul style="list-style-type: none"> • Shelving across one wall of the garage for both deep and shallow storage • Additional two walls of shoe racks at entry way with both up and down storage | <ul style="list-style-type: none"> • 5 car garage ,4 car garage plus a single car garage • Door from the rear of the garage leading out to the pool decking for ease of movement of items between the garage and the pool area. |
| Outdoor Pool and Kitchen | <p>POOL</p> <ul style="list-style-type: none"> • Salt water Pool with spa. Fitted with Jandy Levelor Electronic Water Fill System. There is a Hayward Omni Logic System which can be controlled from | <ul style="list-style-type: none"> • Separate Pool bath that opens directly onto the pool deck with glass shower with tiles to the ceiling and seating bench with overhead storage |

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| | <p>phone for pool features.</p> <ul style="list-style-type: none">• Deep end is approximately 5 plus feet shallow end is approximately 3 plus feet.• Water bowls, built in waterfall and a lion head water feature• Extensive lighting options• Additional outdoor shower with tiles that match the pool waterline tiles <p>COVERED EXTENSION</p> <ul style="list-style-type: none">• HOA approved Covered extension that is attached to the house and matched with the same roof tiles as the house.• Extension houses a gas powered built in bar b que grill, cook top, and granite sink with pot filler.• Extended counter top with seating• Extension covers the spa and shallow end of the pool providing vital shade during the summer months <p>PATIO</p> <ul style="list-style-type: none">• Entertainment center with wall to wall storage and upper and lower electrical | |
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| | <p>outlets. Upper TV mount. Wired Ethernet connection.</p> <ul style="list-style-type: none"> • 3 KEF ceiling surround speakers flush mount controlled by a Sonos System • Manual pull down shade for sitting area • Built in gas fire pit tiled to match the mosaic tiles of the pool waterline • Mini golf putting green | |
| Upstairs Study | <ul style="list-style-type: none"> • Bespoke wall to wall shelving with desk • Wired Ethernet connection at the desk • Reading bench accessible by stair overlooking back yard with dedicated electrical outlets | <ul style="list-style-type: none"> • Secondary study • Double French Doors |
| Upstairs Bedroom 3 | <ul style="list-style-type: none"> • Reading bench accessible by stair overlooking back yard | |
| Upstairs Gym | | <ul style="list-style-type: none"> • Wired for 2 surround sound speakers • Double French Doors • Wired Ethernet connection • Light feature with fan |
| Upstairs Media | <ul style="list-style-type: none"> • Built in Cabinetry for media center | <ul style="list-style-type: none"> • Two tired seating for full cinematic experience • 7:1 wired surround sound with 7 Kef ceiling speakers flush mount |

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| Upstairs Wet Bar | <ul style="list-style-type: none"> • Additional above and below storage • Glass tile backsplash | <ul style="list-style-type: none"> • Granite sink |
| High Value/Added Value Luxury Items | <ul style="list-style-type: none"> • Water softener whole house • Whole house 24KW generator with smart management modules to divert electricity to high need areas automatically. • Wired Ethernet connection in several rooms of the house • LVP flooring • Hard wood staircase with hardwood hand rail • Custom Roman fabric blinds and shades on all windows with both top down and bottom up controls • Fence that backs up on the green space ,on the outward side has a strip that has been cut and replaced with a strip of cultivated grass for esthetics. • 2 hose reels and 4 hose bibs • Addition of extensive yard drainage with French Drains to the backyard as part pool construction • Stepping slabs from left side gate to the back yard | <ul style="list-style-type: none"> • Governors Drive |

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| | <ul style="list-style-type: none">• Multiple outdoor electrical sockets including ones in the soffits• Multiple outdoor soffit lights especially to the front• Multiple areas with outdoor soffit spotlights | |
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