

# FEATURES & UPGRADES

## Interior Features

- Grand double door entry with refinished doors
- Chandelier in entry features remote crane for lowering/raising
- Porcelain tile with medallion design in foyer
- Sweeping double curved staircase
- Open-plan living room with coffered ceiling, gas fireplace, and lake/pool views
- Gourmet kitchen with 6-ring gas cooktop, hot plate, oversized island, and pendant lighting
- Breakfast area with bay windows and window seating
- Dining room with access to pantry, mudroom, and garage
- Fully fitted movie room with theatre seating, projector, and surround sound
- Game room with half bath and balcony with lake views
- No carpet – porcelain tile and hardwood flooring throughout
- Savant Home Automation Security System (\$12k)
- Whole house central vacuum system (\$10k)
- Whole house 3M Ultra protective window treatment (\$12k)
- Full surround sound media room (\$15k)
- Audio system in living room, kitchen, and outdoor kitchen
- Automated window shades in living room; custom window dressings throughout
- Remote-controlled chandelier crane in entryway
- Wired for Christmas lights with internal switch control

## Exterior Features

- Pool & Spa with lake views
- Outdoor kitchen with sun shades and built-in audio
- Oversized corner lot with large grassed area and vegetable garden
- Climate-controlled double dog kennel
- 4-Car garage with epoxy flooring and window shades
- 2 x 40-gallon Rheem water heaters in garage



THE FRANKLIN TEAM

Brokered by eXp Realty