

## Features/Upgrades

### Great Room/Kitchen/Dining

- Custom made tile mantle and window trim around fireplace
- Gas fireplace with blower
- All hardwood flooring is nailed and glued to prevent floor squeaks
- High sheen paint on all ceiling trays
- Niche above steps with Cambria sill. Electrical on switch.
- Entire house has LED lighting
- Overhead can lights alternate between regular lights and halo night lights
- LED rope lights in tray ceilings in living room and master bedroom
- Electrical is looped throughout floor; therefore, an outlet can be placed anywhere in living room area to suit needs of buyer
- Cable coax, Cat6, and electrical is in wall behind fireplace, so TV could easily be hung above, if desired
- Custom main floor wet bar
- Custom made range hood cabinet with venting through roof
- Well thought out kitchen cabinet layout – while standing at stove, can open adjacent doors directly
- Extra storage on back of island
- Electrical in ceiling area in eat-in kitchen area is non-exposed but would accommodate an overhead light fixture/chandelier
- 8-foot slider in eat in kitchen

### Master Bedroom/Master Bathroom/Master Closet

- Custom built armoire featuring extra deep drawers
- Slow close barn door
- High sheen pain on entire ceiling
- Double vanity
- Makeup desk
- Upgraded bathroom floor tile
- Natural lighting and operational window
- Custom tile shower (whole house features two custom tile showers and one surround shower)
- Separate toilet room
- Large walk-in closet with access from master bath and laundry room

### Basement

- Oversized basement windows allow for lots of natural lighting
- Custom built wall cabinet which is a secret door. Lighted.
- Cat6 and cable coax on all four walls in family room, allowing for multiple TV locations
- Double doors in third bedroom closet (vs. bifold)
- Fourth bedroom does not have a closet, but framing includes a doorway leading into the unfinished area on the other side, making a very large closet possible. Could also be used as office, exercise room, playroom, craft room, or guest room.
- Egress window wells on bedrooms three and four are part of home's foundation
- Whole house humidifier
- 50-gallon water heater (vs. usual 40-gallon water heater)
- Lots of extra storage in basement – possible for future shop or wine room

## Garage

- Extended third stall in garage has read overhead door and remote openers
- 6 electrical outlets in garage (vs. 2-3 typical)
- Handrail leading into home exists per code, but easily removed post-closing
- Water spigot in garage, plus two additional exterior spigots
- Future slow sink possible in garage area
- Remote openers included for all three garage doors

## Others

- HERS rated with blower door test completed for incredible energy efficiency
- Golf course 1 block away, possible to drive golf cart on streets with licenses and registered golf cart
- Street is quiet and private, not a thoroughfare
- Big corner lot
- Exterior LED lighting
- Open, flowing, functional floor plan
- Builder - trim carpenter who completed all interior trim work, as well as flooring, tile, painting/staining, built custom range hood, bedroom armoire, and secret cabinet. Also designed kitchen crown & mantle. Excellent work product, pride is evident.