

# UPGRADES & GENERAL FEATURES

## MAIN FLOOR

- 9' CEILINGS
- RE-CONFIGURED MAIN FLOOR LAYOUT TO EMBODY OPEN CONCEPT DESIGN
  - 7.5" WIDE PLANK ENGINEERED HARDWOOD FLOORS
    - ALL NEW SUBFLOOR
    - 7.5" CROWN MOULDING
  - WAINSCOTING THROUGHOUT
    - 7.5" BASEBOARDS
    - BUILT-IN SPEAKERS
  - POT LIGHTS THROUGHOUT
- NEW DESIGNER LIGHT FIXTURES THROUGHOUT (NUMEROUS LIGHTS ON DIMMERS)
  - SILHOUETTE WINDOW COVERINGS THROUGHOUT
  - BAY WINDOW OVERLOOKS PRIVATE MATURE TREED LOT
- RE-CONFIGURED MAIN FLOOR CLOSET WITH BUILT-IN STORAGE
  - NEW OAK STAIRCASE WITH WROUGHT IRON PICKETS
    - 7.5" CROWN MOULDING
    - 7.5" BASEBOARDS
    - SMOOTH CEILINGS

## KITCHEN

- 2" THICK CALCUTTA PORCELAIN COUNTERTOPS
- 10' LONG ISLAND WITH COUNTER SEATING
- BEVELLED MIRROR GOLD FINISH BACKSPLASH
- FLOOR-TO-CEILING CABINETS WITH CROWN MOULDING
  - HIGH-END 13" BRONZE PULLS
  - BRUSHED GOLD FAUCET AND SOAP PUMP
- BUILT-IN BAR WITH GLASS ENCLOSED CABINETS, IN-CABINET LIGHTING & DRAMATIC BEVELLED MIRROR GOLD FINISH BACKSPLASH
  - SOFT-CLOSING CUPBOARDS AND DRAWERS
  - STAINLESS STEEL APPLIANCES
    - GAS STOVE
- REFRIGERATOR WITH BUILT-IN WATER DISPENSER AND FILTER
- BUILT-IN HOOD FAN WITH CUSTOM CABINET ENCLOSURE
  - CONCEALED MICROWAVE ENCLOSURE
- 7.5" INCH WIDE PLANK ENGINEERED HARDWOOD FLOOR
  - NEW SUBFLOOR
  - NEW SLIDING PATIO DOOR
  - BUILT-IN SPEAKERS
- GOLD PENDANT LIGHTING ABOVE ISLAND AND BAR
  - POT LIGHTS
- UNDER MOUNT LIGHTING
- 7.5" CROWN MOULDING
  - 7.5" BASEBOARDS
  - WAINSCOTING
  - SMOOTH CEILINGS

# UPGRADES & GENERAL FEATURES

## GREAT ROOM (MID LEVEL)

- 9' CEILINGS
- 7.5" INCH WIDE PLANK ENGINEERED HARDWOOD FLOORS
  - POT LIGHTS
- SILHOUETTE WINDOW COVERINGS
  - 7.5" CROWN MOULDING
  - 7.5" BASEBOARDS
  - SMOOTH CEILINGS

## MASTER BEDROOM

- 7.5" INCH WIDE PLANK ENGINEERED HARDWOOD FLOORS
  - DESIGNER LIGHT FIXTURE
- CUSTOM WINDOW TREATMENTS WITH VELVET PANELS AND BLACK OUT PULL DOWN BLINDS
  - 7.5" CROWN MOULDING
  - 7.5" BASEBOARDS
  - WAINSCOTING
- WALK-IN CLOSET WITH BUILT-IN SHELVES AND HANGING STORAGE
  - SMOOTH CEILINGS

## MASTER ENSUITE

- FEATURES A SEAMLESS SHOWER ENTRY WITH A FLOOR-TO-CEILING GLASS WALL, A SEAMLESS LINEAR FLOOR DRAIN; AND A BRUSHED GOLD RAINFALL SHOWER HEAD AND HANDHELD
- PICTURE WINDOWS WITH QUARTZ SURROUND AND SILHOUETTE WINDOW COVERING
  - CUSTOM DESIGNED 7 FT VANITY (APPROXIMATELY) WITH CALCUTTA PORCELAIN COUNTERTOPS AND 8" COUNTER OVERHANG; UNDER MOUNT SINKS, AND NUMEROUS SOFT CLOSING DRAWERS
- WOOD FEATURE WALL WITH BRUSHED GOLD WALL MOUNTED PLUMBING FIXTURES
  - 24" BY 48" PORCELAIN TILE ON WALLS
  - 24" BY 24" PORCELAIN TILE FLOORING
  - PORCELAIN TILE EMBEDDED FLOOR REGISTER
- BUILT-IN SHELVING FOR TOWELS, LAUNDRY AND ACCESSORIES
- POT LIGHTS (ON DIMMERS) AND BRUSHED GOLD WALL SCONES (ON DIMMERS)

## ADDITIONAL BEDROOMS

- 7.5" INCH WIDE PLANK ENGINEERED HARDWOOD FLOORS
  - LIGHT FIXTURES
- SILHOUETTE AND HUNTER DOUGLAS (BLINDS) WINDOW TREATMENTS WITH CHARCOAL PANEL DRAPES
  - 7.5" CROWN MOULDING
  - 7.5" BASEBOARDS
  - WAINSCOTING
- CLOSETS WITH BUILT-IN SHELVES AND HANGING STORAGE
  - SMOOTH CEILINGS

# UPGRADES & GENERAL FEATURES

## SHARED 2ND FLOOR BATHROOM:

- GLASS ENCLOSED SHOWER TUB WITH 24" BY 24" PORCELAIN TILE SURROUND & CHROME PLUMBING FIXTURES;
- CUSTOM DESIGNED 7 FT VANITY (APPROXIMATELY) WITH CALCUTTA PORCELAIN COUNTERTOPS AND A 6" COUNTER OVERHANG, TWO UNDER MOUNT SINKS, AND NUMEROUS SOFT CLOSING DRAWERS
- WOOD FEATURE WALL WITH CHROME WALL MOUNTED PLUMBING FIXTURES
  - 24" BY 24" PORCELAIN TILE FLOORING
  - DESIGNER LIGHT FIXTURES.

## EXTERIOR FEATURES AND UPGRADES

- LOT: 42 FT BY 162 FT
- NEW GARAGE DOORS
- NEW EXTERIOR LIGHTING
- FULLY LANDSCAPED FRONT, REAR AND SIDE YARDS
- STAMPED CONCRETE FRONT PATHWAY
- NEWLY SEALED DRIVEWAY
- GARAGE FEATURES DRYWALL AND FRESHLY PAINTED INTERIOR WITH CABINETS, STORAGE AND HANGING WALL STORAGE TRACKS
- NEWLY REFINISHED 3-TIER DECK
- GAS BBQ CONNECTION

## ADDITIONAL UPGRADES

- CENTRAL VACUUM (ROUGH-IN ONLY)
  - ALL NEW APPLIANCES
  - NEWLY PAINTED THROUGHOUT
- 7.5" INCH WIDE PLANK ENGINEERED HARDWOOD FLOORS
  - NEW CABINETS
  - NEW SLIDING PATIO DOOR
  - SMOOTH CEILINGS
- NEW BATHROOM VANITIES AND FIXTURES
  - ALL NEW TOILETS
- WINDOW COVERINGS THROUGHOUT
  - POT LIGHTS THROUGHOUT
  - ALL NEW LIGHTS
  - ROOF (2015)
- MASTER ENSUITE WINDOW (FALL 2019)
  - REAR VINYL WINDOWS