



Improvement and Features

489 Cliffdale Road in Briar Chapel

10' Ceilings with 8' Solid Core Doors on 1st Floor

3.25" Site-Finished, White Oak Hardwoods with Flush Floor Vents throughout the Main Floor

Tuscany ¼ View 3 Lite with Transom Double Front Door

Custom, Handmade Laundry Room and Office Doors

Closets in Office & 2nd FL Guest Suite Designed with Storage Niches Suitable for Hiding Work-Related Paraphernalia

Granite Countertops in Bathrooms with *Boots* Tub and Tie Surrounds

Kohler Hydrorail Shower Column, High-End Bath Fixtures

Laundry Room with Custom-made Sink Surround & Countertop for Folding Laundry

Patio off the Screen Porch with a Gas Line hook-up for Grilling

Wrought Iron Balusters (Front and Interior) and Aluminum Balusters (Screen Porch)

Aluminum Fence in Back Yard with Two Gates for Access Points

40" *Regency* Fireplace with Remote Control (for Flame & Lighting Variance)

Double Niche and Bench in Primary Walk-in Shower

Two Kitchen Pantries and One Combination Coat/Storage Closet with Alarm/Router Shelf

Four Television Mounts (Screen Porch, Living Room, Primary Suite and Bonus Room). Two Suitable for Frame Televisions

Built-in Shelving, Hooks and Workshop Area in Walk-in Attic Storage, 2nd Storage Area with Window Added for Future

Build Out

Comfort Height Commodes

Custom Lighting, Additional Can Lighting and Custom Mirrors Throughout

White Oak Stair Treads to the 2nd Floor

Wooded Lot, Fully Landscaped with a Variety of Trees and Flowering Shrubs for Easy Maintenance

Fresh Air Ventilation System

Kitchen

Under-Cabinet Lighting around Kitchen Perimeter

Mold Outlet Strips Under All Upper Cabinets, in lieu of Backsplash Outlets

Custom Appliance Package: *DCS* 6-Burner Gas Range, *Bosch* Dishwasher, *Zephyr* CFM Hood with Make-up Air Intake and

Custom Vent Hood Cover, *KitchenAide* Refrigerator

Dekton "Aura" Island Countertop with Air Button and a *Blanco* Silgranit Apron Sink

LUCASTONE "Gunmetal" Countertops Around Kitchen Perimeter