

## **FEATURES & UPGRADES**

### **Main Floor - Interior**

- Real Hardwood Floors on Main
- Large 2-Story Foyer
- Iron Spindles
- NEST Thermostat = \$220
- ALL Sink Faucets Upgraded = \$500
- Custom Built-in Bookshelves around Fireplace
- Brick Fireplace – Custom Wide White Mantel
- Crown Molding
- Cathedral Ceilings
- 10ft Ceilings
- Custom Blinds, Curtain Fixtures, Curtains
- Separate Formal Dining w/Wainscoting Seats 12
- All Rooms Cable & Internet Ready

### **Kitchen**

- Granite Countertops & Island
- New Kitchen Faucet = \$220
- Stone Backsplash
- Eat-in Kitchen w/bar
- Edged Stained Glass Pantry Door = \$350
- Recessed Lighting
- Tall Kitchen Cabinets Stained Brazilian Nut
- Under Cabinet Lighting
- Stainless Steel Appliances – REFRIGERATOR STAYS

## **FEATURES & UPGRADES**

### **Master Bedroom**

- Custom Interior Designed Master Bedroom = \$5000
- Gorgeous Faux Wood Flooring
- Custom Built Large Walk-in Closet = \$4000
- Separate Shower
- Garden Tub
- Cultured Marble Counters w/extended Double vanity
- Tray Ceilings in Master
- 10ft Ceilings
- Cathedral Ceilings in BA
- Tiled Bathroom

### **Second Floor**

- Extra Large Laundry Room - WASHER & DRYER STAY
- NEST Thermostat = \$220
- Upgraded Cultured Marble in all bathrooms
- 2<sup>nd</sup> Bedroom Suite w/Full Bathroom
- Jack & Jill Bedrooms
- Tall Ceilings

## **FEATURES & UPGRADES**

### **Exterior/Systems**

- Veranda Composite Decking & Railing > \$7,000  
(Low Maintenance)
- Landscaping Lighting Throughout back yard >\$1,000
- NEW Windows “Pella” Including Terrace floor > \$7,000
- Landscaped with stone walkway
- Fenced Private Wooded Back Yard w/2 Gates
- 2 Car Garage w/ Extra Storage in back-WORKSHOP
- Front Door Keypad & Ring System - Entry Door
- Keyless Entry Locks on All Outside Doors (Quickset) = \$360
- Walkout Basement Stubbed and set-up for Full Bath (Tub, sink, toilet included; not installed)
- Radon Reduction System
- Termite Bond Expires – 04/2020

### **Recent Upkeep**

- Recently Painted Interior
- Roof Inspected
- Pressure washed
- All 27 Windows Professionally Cleaned
- Furnaces Cleaned
- First Floor Duct Cleaned
- 2 years – New Exterior Paint