

# Upgrades

## 538 Hallie

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Newly built custom home in Fonn Villas

6 spacious bedrooms

4.5 bathrooms

6<sup>th</sup> bedroom could also be a media room

Strategically designed closets for efficient storage (shelves, built-ins, double hanging, single hanging)

10ft ceilings on first floor, 9ft ceilings on second floor

Huge game room with two living spaces

Old Chicago brick style exterior

Casement windows

30 year roof with moire black shingles

6" gutters throughout with all down spouts tied into drainage

Drainage system with catch basins - front, back, and sides

Professional landscaping with 12 zone sprinkler system and rain sensor

New sidewalk with brick inserts

Covered front porch with brick walkway

2 gas lanterns

Double front door with 6 lite panels

Beautiful Zoysia grass in front, back, and side yards

Covered backyard porch with brick patio, blue bead board ceiling, and 2 ceiling fans over looking the mature oak tree

Double-wide driveway with solid wood cedar garage door

Side entry with wood 4 lite door and brick patio

Wrought iron fence with brick landing area

Hardie siding with elevated mitered corners

High efficiency Trane HVAC system - 3 units

Energy efficient batt insulation and blown-in insulation in attic

Designer finishes throughout

3 sets of French doors over looking back patio

Paneled fireplace with custom wood details flanked by 2 sconces and wired for TV

9.5" wide plank wood floors throughout

Coffered ceiling in dining room with stunning Ballard Designs wood bead chandelier

Walk-in pantry with pullout drawers and appliance cabinet

Planning room with custom wallpaper, fluted cabinets and drawers, and home workspace desk with glass counter top



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Chefs kitchen with 9' island featuring overhang for seating  
Polished gold hardware  
Mont Blanc honed quartzite countertops with ogee edge  
Mont Blanc honed backsplash  
Gold sconces  
Rohl white clay farmhouse sink  
Polished gold bridge faucet with separate sprayer and garbage disposal button  
Thermador 48" Pro Harmony dual fuel range with double ovens, 6 burners, and griddle  
Thermador 42" French door panel ready built-in refrigerator  
Thermador built-in microwave drawer in island  
Custom cabinets made on site  
White oak & walnut wet bar  
Hammered polished gold sink & hardware in bar with green granite countertop and wine refrigerator  
Half bath with fluted hunter green paneling, custom made vanity, granite countertop and designer wallpaper  
Side entry access  
Mudroom with lockers and drawers  
Recessed lights throughout  
Fans in all bedrooms  
Oversized 2.5 car garage with epoxy flooring and golfcart parking  
Large storage closet under stairs  
Whole home dehumidifier  
Wrought iron stair rail  
Wood stair treads  
Jack & Jill baths connecting two bedrooms  
Two 50 gallon water heaters - looped together  
Buried electrical power lines  
Double wide driveway  
New electrical throughout and new panel  
New PEX plumbing throughout  
New under-slab plumbing  
New gas lines  
New framing with 2025 building standards  
Large primary closet features an island with seating, shoe racks, and purse storage

\*\* Home built in 2024-2025. New build, but a small portion of the previous home's existing slab was used in the build as well as a few feet of framing in the southeast corner of the home.



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