

Orchard

Upgrades List - 15414 Swan Creek Drive

Completely remodeled interior: Modern cabinetry, quartz countertops including waterfall island, light gray vinyl plank floors throughout, motorized blinds, upgraded covered fireplace and fully updated bathrooms with LED mirrors with contemporary fixtures.

Premium Lighting: Dimmable recessed lighting throughout the interior and exterior of the home for a customizable, modern ambiance.

Energy-Efficient Upgrades: Double-pane windows, three sliding glass doors and a digital thermostat.

Chef's Kitchen Pantry: Widened pantry with stylish barn doors and included brand-new smart refrigerator + additional garage refrigerator, dishwasher, and washer and dryer.

Master Bathroom Retreat: Large stand-up shower with modern sink fixtures; guest bathroom with modern tub/shower combo.

Garage Upgrades: Polyurethane-coated floor, full wall mirror, new aluminum attic ladder, and new modern aesthetic insulated garage door with opener.

Outdoor Enhancements: Extended polyurethane-coated backyard patio with two full scale Mirador louvered pergolas - perfect for entertaining.

Exterior and Driveway Improvements: New driveway, front concrete footer and brick wall seal painted pure gray, freshly painted exterior in white with iron ore accents. Stunning stain free white crystal rock bed with premium faux plants, creating a clean, low maintenance, nature inspired aesthetic.

Warranties Included: Transferrable warranties for AC, roof, refrigerator, and dishwasher. Plus, all purchase paperwork for appliances and upgrades included for peace of mind.

Bonus Inclusions: Inventory to cover flooring, repairs, paint, fireplace, all area tiles and Google Nest security system including interior/exterior cameras, floodlight, extra fire alarm modules that also serve as motion censored nightlights at night brand new in the box, giving the next owner added value and flexibility.