

## **9011 DELTA PLACE COURT – UPGRADES & HIGHLIGHTS**

### **UPGRADES:**

- \$30K in Builder Upgrades
- 2025 - Pool, Spa, Infinity Waterfall (heated, multi-colored lighting, dark water, sandy beach section, swim-lane, edges, and upgraded materials. 3 1/2 to 8 feet deep) - operational via phone App.
- 2025 - EV Charging Connection (located inside single garage bay)
- Smart Home features added: keyless entry, Skybell doorbell, Bluetooth garage, App regulated pool/spa, smart thermostat, smart appliances, irrigation system
- Mudroom nook
- Remote controlled fans (all bedrooms)
- Custom closet-systems (primary & most secondary bedrooms)
- Glass-enclosed showers (all secondary bathrooms)
- Turf backyard
- Taexx System (in-wall pest control system)

### **HIGHLIGHTS:**

- Premium Cul-De-Sac lot on adjacent to greenbelt preserve
- First Floor Guest Suite
- Refrigerator, Washer/Dryer included
- Private Study w/glass French doors
- Game room & separate Media Room – first floor
- Gourmet Kitchen w/expansive waterfall Quartz island & Wine Cooler
- Outdoor Gas grill & Pool chairs included
- Tankless on Demand H2O/ Water Heater, Green
- Hanging canopy (secondary room)
- Curtain Rods included (not curtains)
- TV mounts/brackets included (not TVs)
- Sienna Master-Planned Amenities: Golf course, Resort Pools, Lakes, Trails, Fitness Centers & More!