

## PREMIUM OWNER-UPGRADES

Bathroom - Primary	Full Motion Wall-Mounted ROKU Television Curtain Rod
Bedroom - Primary	Full Motion Wall-Mount New Ceiling Fan with Light Fixture (Feb 2026)
Dining Room	Engineered Hardwood Flooring, Cambridge Series, Color - Chestnut Curtain Rod
Driveway	Custom Pavers on Each Side of Driveway for Easy Vehicle Access
Gameroom	Full Motion Wall-Mount
Garage	Privacy Blinds on Side Door Window Bell + Howell Tri-Burst LED Garage Light
Kitchen	Under-Cabinet Lighting on All Four Counters (Hand Activated and Dimmable) Electrical Outlets above Kitchen Cabinets x 4 New Stainless Steel Microwave (Aug 2024)
Front Porch	Ring Doorbell / Cam at Front Door / Front Porch (hardwired) Support Bar for Hanging Plants
Flex Room (Downstairs)	Engineered Hardwood Flooring, Cambridge Series, Color - Chestnut Crown Molding Full Motion Wall-Mount Curtain Rod
Living Room	Privacy Blinds on Back Door Window Curtain Rod
Patio	Wall-Mounted ROKU Television + Digital Antenna Outdoor String Lights Sun Shades x 3 Textured Concrete Deck Surrounding Pool Patio Furniture Included (Chaise Lounges, Tables and Umbrellas)
Pool	Baha Seating Shelf (Sunning Deck) In-Pool Seating Gas Water Heater for Pool and Spa Heated, Freshwater Pool with Perimeter Coping and Accent Tiling Spa with Spillover to Pool Recessed Mounts for Umbrellas, Around and In Pool Waterfall and Gusher Features
Attic	Bell + Howell Tri-Burst LED Lighting
Yard	7 Crepe Myrtles (2 in front yard - 5 in backyard) 5 Hollies (backyard) 2 Garden-Ready Planter Boxes (backyard)