

## Upgrades/Features – 31539 Beacon Cove Trail – Makopoulos-Senftleber

- Ring doorbell
- Keyless entry front door (with remote access)
- Smart garage door opener
- Full sprinkler
- Alarm system
- Whole house gutters
- Spray foam insulation
- Fully fenced yard with string lighting
- Additional decked storage in two interior access spaces
- Stucco, brick and Hardie board (not plank) siding
- Epoxy garage floor
- Water softener
- Water filtration system with spigot in main kitchen
- Upgraded faucet and pot filler in main kitchen
- Upgraded glass and stainless-steel vent hood
- Walk-in pantry
- Two bedrooms, including primary and guest room with ensuite bathroom downstairs
- Walk-in closet in downstairs bedroom
- Blanco composite sink in main kitchen
- Touchless sink in second/caterer's kitchen
- Tiled back patio
- Covered back door patio with upgraded fan and lights
- Built in tile outdoor kitchen with hot and cold water sink and natural gas line
- Outdoor speakers
- Additional exterior lighting
- Upgraded white mortar on exterior brick
- Dual zone climate control with two Ecobee smart thermostat units for climate control
- Dimmer switch upgrades on nearly all light switches
- **Like new washer and dryer with storage pedestals**
- Upgraded “fandelier” fan/light fixtures in all bedrooms
- Upgraded entryway, dining room, and kitchen light fixtures
- Additional LED lighting throughout home
- Pendant lights in kitchen
- Upgraded backsplash in kitchen

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- Waterfall quartz countertop on kitchen island
- Soft close for all drawers and cabinets in both kitchens
- Pull out trash in main kitchen
- Like new upgraded stainless-steel appliances in main kitchen
- Upgraded cabinets in main kitchen
- **Like new stainless-steel refrigerator in main kitchen**
- Second/caterer's kitchen
- **Like new black stainless-steel refrigerator in second/caterer's kitchen**
- European cabinets in second/caterer's kitchen
- Additional like new dishwasher in second/caterer's kitchen
- **Like new black stainless steel gas range with 1.5 oven**
- Under cabinet lighting in second/caterer's kitchen
- Full tile backsplash in second/caterer's kitchen
- Surround sound speakers in living room and upstairs media room
- Pairs of high-quality speakers in kitchen, dining, primary bedroom, and upstairs bonus room
- No carpet throughout home - luxury vinyl plank, laminate plank, and tile
- Wood staircase
- Large walk-in storage closet on second floor
- Natural gas fireplace with tile to the ceiling
- Roller shades on all windows except for living room and informal dining area
- Tinted windows in living room and informal dining area
- Tile to ceiling in all three full bath showers
- Large primary bathroom tub
- Upgraded primary shower frame, mudset, and door handle
- Upgraded black fixtures in all four bathrooms
- Upgraded black door handles on all doors
- Upgraded cabinets in all bathrooms
- Upgraded black metal switch plate covers
- Upgraded quartz countertops in all bathrooms
- Upgraded vanity and bathroom lighting in all four bathrooms
- Pre-wired for AT&T fiber Internet
- 4 wireless access point prewires for high-speed internet throughout home
- Additional outlets for mounted TVs in living room and media room
- High quality swiveling TV mount in living room