

Property Upgrades & Features

Smart Home & Technology

- Smart thermostat
- Vivint® security system with wireless sensors at exterior doors
- Electronic deadbolt entry
- Front & rear smart door cameras
- Kasa® smart lighting (1st floor)
- Amazon Echo Show 15 installed in kitchen
- Motion-sensing light (1st floor guest bath)
- Smart home gym with integrated display
- EV-ready 14-50 outlet (Tesla/EV compatible)

Interior Highlights

- Custom floating-shelf feature wall with **electric fireplace** and warm oak accents
- Premium OLED TV in Art Mode (gallery-style display) with floating media cabinet
- Smooth wall finish (Master, Family Room, Dining, Game Room, Powder Bath)
- Rounded sheetrock corners for a modern finish
- Metal stair parts throughout
- Wood shelving in all closets, pantry, and utility room
- Two USB charging outlets
- Ceiling fans (Primary Bedroom & Family Room)
- Modern plumbing fixtures throughout
- Coordinated cabinetry throughout home
- Kwikset® brushed nickel hardware

Flooring

- Luxury vinyl plank flooring:
 - 1st floor common areas
 - Primary bedroom
 - Secondary bedroom
 - 2nd floor gym space
- Ceramic tile flooring in all bathrooms

Bathrooms

- Cultured marble double-sink vanity (Primary Bath)
- Oversized walk-in shower (Primary Bath)
- Walk-in closet (Primary Suite)
- Pedestal sink (Powder Room)
- Elongated commodes in all bathrooms

Kitchen Features

- 42" cabinets with crown molding (Level 2 upgrade)
- Granite / upgraded stone countertops
- Stainless steel Whirlpool® appliances (gas range & dishwasher)
- Bespoke smart refrigerator
- Single-bowl undermount stainless steel sink
- Matte black pull-down faucet with sensor
- Offset tile backsplash
- Under-cabinet range hood:
 - 900 CFM, 4-speed fan
 - Gesture & touch control
- Prewired + switch for pendant lighting

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Lighting Enhancements

- Modern chandelier & dimming pendant lighting
- Ultra-bright hexagonal garage lighting system

Exterior Features

- Covered patio
- Fully fenced backyard with gate
- Full sprinkler system
- Vertical metal address numbers
- Divided lite front windows
- Full-lite rear door
- Front coach lights (2)
- Decorative garage door with window
- Pre-wired garage door opener

Garage Upgrades

- Polycuramine high-durability garage floor coating
- Heavy-duty PVC garage floor mats
- Fully sheetrocked & painted garage

Energy Efficiency & Construction

- 7.695 kW premium solar panel system (REC Alpha panels with SFM Unity mount)
- Rinnai® tankless water heater
- 16 SEER Carrier® HVAC system
- Programmable thermostat
- Mechanical air ventilation system
- Double-pane Low-E vinyl windows
- Radiant barrier roof decking (LP Tech Shield®)
- PEX plumbing system (Uponor®)

- Engineered post-tension foundation
- Bora-Care® termite/insect protection

Insulation

- R-13 (walls)
- R-19 (sloped ceilings)
- R-30 (flat ceilings)

Additional Infrastructure

- Cable/data pre-wiring in:
 - Primary Bedroom
 - Family Room
 - Game Room
- Smoke detectors with carbon monoxide sensors