

32707 Waterfowl – Upgrades' List

1. Addition of oversize/double iron doors with EMTEK hardware
2. Full size dog shower in utility room
3. Addition of premium light fixtures in foyer, hallway, powder, study, and kitchen
4. Tray ceilings even in secondary bedrooms
5. Closet island with chandelier and with storage space in primary closet
6. Replacement of tub/shower combo with walk-in shower in secondary bedroom
7. Additional entry/exit to utility directly from primary closet
8. Floor to ceiling fireplace in living room
9. Addition of double shower in primary shower with upgraded rain shower and independent temp valves
10. Oversized height doors on all interior door openings and upgraded door casings
11. Addition of two underground electrical outlets in living area floor
12. Primary bath and closet door upgraded to double doors
13. All TV locations with frame reinforcements and pre-wired to central panel
14. Addition of kids lounge pre-wired for 7.1 surround sound system
15. Addition of Category 5E network pre-wire for doorbell
16. Addition of front, side, and back gutters
17. Addition of full 9 zone sprinkler system
18. Addition of custom trash drawer cabinet in kitchen island and added drawers in lower kitchen cabinets
19. Oversized covered back porch with tall ceilings and outdoor kitchen connections
20. Tall ceiling 3 car tandem garage with oversize custom garage doors