

# OVER \$200,000+ IN DOCUMENTED UPGRADES

## Luxury Interior Features

- Custom floor-to-ceiling two-story fireplace with imported stone and wood mantle – \$17,000
- Upgraded fireplace fan creating a functional heating feature – \$350
- 50-year warranty hickory hardwood flooring throughout upstairs, stairs, primary & guest suites including all closets – \$36,000
- Full home professional repaint with Sherwin-Williams – \$18,000
- Full-home plantation shutters (Norman brand, hidden tilt, 50/50 split configuration) – \$22,000
- Upgraded ceiling lighting and upgraded fans throughout the home

## Smart Home, Electrical & Technology

- 26KW Generac whole-home generator with separate meter (2025, 10-year bumper-to-bumper warranty) – \$18,500
- Smart soffit lighting (front, rear, sides) with mobile app control – \$3,600
- Kichler front yard uplighting with upgraded breaker capacity – \$5,600
- Pre-wired for whole-home audio system (living room, media room, kitchen, back porch) – \$3,000
- All bedrooms, media room, and living room professionally wired for wall-mounted TVs with concealed wiring – \$2,200
- 5 security cameras with DVR + cloud backup – \$2,000
- Additional electrical: front (left, right, center) + back porch outlets + TV outlet
- Gas line pre-plumbed to back porch for future outdoor kitchen
- EV charger installed – \$750

## Functional & Lifestyle Upgrades

- Enclosed media room with soundproof wall and double doors – \$3,700
- Custom media room kitchenette with cabinetry, granite, sink, microwave & refrigerator – \$6,500
- Primary & guest suites upgraded with enhanced ventilation systems (6-inch vs standard 3-inch) – \$1,600
- Additional master bathroom fan for improved airflow and moisture control
- Additional custom cabinetry in guest suite bathroom
- Custom closet organizer in front guest suite with soft-close drawers – \$2,100
- Custom laundry room cabinetry with folding station, lower and upper storage – \$1,400

## Exterior & Energy Efficiency

- Professional landscaping (front, side, backyard) – \$13,000

- Full exterior soffit lighting system (front, back, sides) – \$3,600
- Phifer SunTex® 90/95 solar screens (up to 97% UV protection, heat & glare reduction) – \$2,200
- Upgraded coach lighting fixtures – \$700
- Outdoor fans added to back porch – \$1,400
- French drain system installed – \$1,800

## **Builder & Structural Enhancements**

- Original builder upgrades including gourmet kitchen, granite countertops, tile flooring, cabinetry, structural changes, and more – \$49,839

## **Ongoing Home Care & Maintenance**

- Housekeeping service (weekly)
- Grounds maintenance service (weekly)
- Pest control service (every three months)

**TOTAL INVESTMENT: \$200,000+**