

SMART BUYER GUIDE

FEATURES & UPGRADES

12927 Golden Rainbow

Helping buyers make informed decisions with greater transparency.

Grand Entry & Living Spaces

- **Interior Paint (2026):** Ceilings, walls, and trim painted Sherwin-Williams Snowbound.
- **Luxury Vinyl Plank Flooring (2026):** Premium scratch-resistant flooring throughout the first floor.
- **Carpet (2026):** New carpet and upgraded padding throughout the second floor.
- **Lighting & Hardware (2026):** Updated light fixtures, door hardware, and cabinet pulls throughout the home.
- **Ceiling Fans (2026):** New fans throughout bedrooms and primary living areas.
- **Double-Sided Fireplace:** Shared between the family room and kitchen.

Upgraded Island Kitchen

- **Quartzite Countertops (2024):** Premium natural stone countertops with exceptional durability and timeless appeal.
- **Custom Cabinetry:** Refinished (2024) with updated hardware (2026).
- **Stainless Appliance Package (2024):** Coordinated appliance suite for everyday cooking and entertaining.
- **Cooktop Island:** Centrally located to create an efficient workflow between the kitchen, breakfast area, and family room.
- **Tile Backsplash (2026):** Modern subway tile extending the full length of the countertops.
- **Enhanced Lighting (2026):** Added recessed lighting, pendant fixtures, and dedicated task lighting over the sink.

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Renovated Bathrooms

- **Quartzite Countertops (2024):** installed throughout all bathrooms.
- **Bathroom Renovations (2026):** New flooring, mirrors, fixtures, toilets, tubs, showers, and tile surrounds.
- **Primary Ensuite:** frameless zero-threshold shower with floor-to-ceiling tile, new soaking tub, and an oversized walk-in closet.

Major Systems & Efficiency

- **HVAC Systems (2026):** Two new high-efficiency systems.
- **Water Heaters (2026):** Two new units.
- **Radiant Barrier:** Reduces attic temperatures and improves energy efficiency.

Exterior Improvements

- **Exterior Paint (2026):** Fully repainted exterior siding, trim, and entry doors.
- **Concrete Work (2026):** Full-depth concrete driveway, front walk and backyard patio reinforced with steel rebar for long-term durability.
- **James Hardi Cement Board Siding:** Low-maintenance exterior upgrade designed for long-term durability.
- **Lush Landscaping (2026):** Freshly installed sod, plants, and clean mulch.
- **Lighting (2026):** New streetlamp and exterior fixtures aligned with HOA requirements.
- **Fence (2026):** New back and side fence.
- **Front gutters (2026):** Newly installed.