

# 233 Mountain Knolls

## Features and Upgrades

Over \$58,000 in Upgrades

### **Exterior**

2024 Newly Built 2-story Home  
Custom built with many upgrades  
Beautiful Curb Appeal with  
3 Sides Brick/Stone and Hardie Plank Siding  
Front Covered Porch  
Back Yard Fenced  
Extended Back Covered Patio \$8000  
Exterior Flood Lights \$300  
Holiday Soffit Outlet Package 31 LED Color changeable. \$500.00  
Gutters around entire home \$1650.00  
Exterior Stone \$1850.00  
Full Yard Irrigation System \$4550.00  
2 Car Garage with Garage Door Opener  
Gas Stub out for your Outdoor gas grill

### **Interior Structural Items**

Primary Bedroom Bay window Upgrade \$7500.00  
Dedicated Study \$1650.00  
Upstairs Guest Bedroom Suite with Bath \$25,000  
Open Railing Stairway \$2915  
Additional Windows around Home \$4000

### **Interior Features**

5 bedrooms, 4 full Baths, Dedicated Study/Home Office  
3105 Sq. ft. of Living Space  
2 Bedrooms Downstairs, 1 is The Primary  
Dual Smart Thermostat, Smart Doorbell Camera w/removable pad

### **Interior Features**

Pre-wiring for Pulsar Security  
USB outlets in Kitchen, Study and Upstairs Suite  
Added Convenience features throughout the home  
Upgraded Vinyl Plank flooring  
Upgraded whole home Baseboards 4" and Windowsills  
2" Faux Wood Blinds

### **Kitchen**

Under Cabinet Lighting  
Upgraded 42" Kitchen Cabinets and Backsplash  
Upgraded GE Stainless Appliance Package  
Extended Center Island Breakfast Bar  
30" Gas Range  
Upgraded Granite Counter Tops

### **Energy Efficiency**

Energy Plus Program  
LP Tech Shield Roof Decking has Radiant Barrier  
Walls and ceilings Fiberglass Batt and Blown R-38 Value  
Digital Programmable thermostat  
Rinnai Tankless high efficiency water heater  
Dual pane, low E windows