

# *FEATURES and UPGRADES*

1. *Front Entry has double iron gate and additional side iron gate*
2. *Taylor Morrison's the most popular Tuscany model C that has court yard as owner's privacy territory (not counted in square footage)*
3. *Custom Designed Old-Greek style Court Yard ground with travertine tile floor*
4. *Stone wall elevation of front door unit and inner foyer unit with Tuscany upgrade lime stone*
5. *Courtyard wall installed flood lights, prewired sound system on the side wall*
6. *3-Car garage was freshly painted , epoxy floors added and plantation shuttles installed*
7. *Gorgeous 8-ft double iron rain glass front door*
8. *3 AC units, master bedroom with its own AC*
9. *Engineer red mahogany wood floor covers family room, sitting room, stairway and second floor hall ways, with crown molding all the rooms in house. 8-ft tall doors throughout the first story*
10. *12' high ceiling*
11. *Custom designed Crystal chandelier at the entrance and dinning room with cove lighting.*
12. *Custom design Powder Room with surrounding up to ceiling mirrors*
13. *Curved stairs with iron rod and fine art stair bracket, Second Stair is for the family convenience*
14. *Office features a tall enlarged double French door*
15. *Recessed ceiling lights decorate kitchen, family room, living room and game room and stairways*
16. *Plantation shutter upgrade most of downstairs rooms*

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- 17. Carved Italian style fireplace*
- 18. Double ovens, Five stove gas cooktop*
- 19. One-piece natural marble stone kitchen countertop, upgrade granite countertops for all bathrooms*
- 20. Upgraded vent hood and custom design cabinets*
- 21. Kitchen and bathrooms' floor has upgrade tiles*
- 22. Master Bedroom with additional sitting area and upgraded ceiling light fixture, Master bathroom featured Jacuzzi with surrounding mirrors up to ceiling*
- 23. Home theatre installed a big projector with special design 3D sound system (Bose brand)*
- 24. Ceiling fans installed every bedroom*
- 25. Additional storage places in second floor bedroom and under the stairs*
- 26. Full equipped Guest Unit and Upstairs two bath tubs upgraded with glass door*
- 27. NEW roof and new tall fence installed in 2024.*
- 28. New Water Soften System & RO Drinking Water System (2025)*
- 29. One Water heater is 2026, the other is 2024*
- 30. Fresh paint interior walls*
- 31. All new LED 4000k lights*