

## Builder Upgrades:

### Exterior:

Premium lot: cul-de-sac at 12, 250sqft

3-side brick

Premium elevation: extended front porch

Covered Patio

Outlets in corner soffits

Carriage lights at garage

30 year roof

### Interior:

Garage: ~~240v~~<sup>220</sup> outlet, shop lights

9ft ceilings 1st floor

Rounded corners

Cat 5 in all living, flex, & bedrooms

Ceiling fans in all living, flex, & bedrooms

Kitchen: Premium cabinet configuration, tile, double oven, cooktop, additional lighting

Living Room: Fireplace (gas), *wired for surround sound*

5th bedroom/3rd bath option (instead of flex space with 1/2 bath)

Primary bath: Shower/garden tub, double sinks with knee space

Laundry: gas dryer, *OR ELECTRIC* plumbed for water

Secondary bath: double cabinets (instead of knee space)

## Owner Improvements:

### Exterior:

Sprinkler System

Hot Water Heater replaced - 2022?

Oak Tree - back yard (approx 10yo now)

Air Conditioner replaced October 2024

Upgraded electrical panel, plus:

- Whole house surge protector
- Inlet for portable generator

**Interior:**

No carpet downstairs, replaced all carpet with laminate "wood" - 2015?

Laundry room - sink, upper cabinets

Primary Closet - wood closet organization system

Primary Bath - frameless glass shower enclosure, cabinet in water closet

All upstairs - carpet in 2022?

Game room conversion to office (half wall to full + custom barn doors)