

# HOME AMENITIES & UPGRADES

## ***Seller-Provided Features***

### ■ Prime Firethorne Location

- Quiet cul-de-sac location
- Short walk to the elementary school and scenic walking trails
- Convenient access to Firethorne's resort-style amenities, including pools, pickleball courts, parks, playgrounds, and picnic areas

### ■ Spacious Perry Homes Floor Plan

- Bright open-concept layout with soaring ceilings
- Primary suite and secondary bedroom on the first floor
- Private home office with elegant French doors
- Large upstairs game room with keyed attic access

### ■ Kitchen & Interior Upgrades

- Upgraded cabinet hardware
- Designer backsplash and decorative lighting sconces
- Built-in filtered drinking water dispenser
- Convenient floor outlets in the family room
- Spacious utility room with additional storage

### ■ Primary Suite Retreat

- High ceilings and large windows providing abundant natural light
- Dual vanities and two walk-in closets
- Oversized walk-in shower
- Deep soaking tub for relaxation

### ■ Smart Home Features

- Google Home security camera system
- App-controlled Wi-Fi features: Nest thermostats, front porch lighting, sprinkler system, backyard string lighting, JellyFish exterior eaves lighting, living room fan and exhaust fans
- Smart refrigerator, washer, and dryer

### ■ Outdoor Living & Energy Efficiency

- Epoxy-coated garage floor and covered patio
- Patio pre-wired for ceiling fans and lighting
- Beautiful raised garden and flower beds
- Insulated garage and patio roof with enhanced insulation for improved energy efficiency

### ■ Additional Features

- Updated ceiling fans with integrated lighting throughout
- Water softener with reverse osmosis system
- Multiple smart security features for added convenience and peace of mind

Information provided by the seller.