

## PROPERTY FEATURES & UPGRADES

Completely Renovated • Move-In Ready • Luxury Finishes Throughout

### Home Highlights

- 5 Oversized Bedrooms | 3 Full Bathrooms
- Full remodel down to the studs
- Roof, HVAC & major systems approximately 4 years old
- Spray foam insulation in walls & roof
- Aluminum double-pane windows
- Entire exterior repainted (June 2026)
- Fresh interior paint touch-ups (June 2026)

### Luxury Interior Features

- Custom cabinetry throughout home with soft-close doors & drawers
- Level 5 Quartzite (or better) countertops
- All closets feature custom built-in shelving & rods
- Designer tile showers with built-in niches
- Primary suite with oversized walk-in shower, double vanity & custom closet
- Walk-in air-conditioned storage room

### Chef's Kitchen

- Custom stained & painted cabinetry
- Built-in vent hood
- Under-cabinet lighting
- Under-counter microwave
- Walk-in pantry with built-ins
- Custom tile backsplash to ceiling
- Built-in organizers & pull-out trash drawer

### Smart Home & Technology

- Ecobee smart thermostats
- CAT6 wiring throughout
- Fiber internet ready
- Prewired wireless access points
- Whole-home speaker wiring (Living, Dining & Kitchen)
- Smart lighting controls
- Generator-ready electrical back-feed connection

### Mechanical & Infrastructure

- All new PEX plumbing
- All new PVC drain lines
- All new electrical wiring & panel

- Whole-house surge protector
- Integrated whole-home dehumidifier
- Dual HVAC systems
- New city water & sewer service lines
- Humidity-controlled crawl space

## **Outdoor Features**

- Full concrete driveway
- Finished insulated garage with smart opener
- Front accent lighting with timer/photo-eye
- Wood pergola with adjustable privacy screens
- Concrete pad & dedicated circuit for future hot tub
- Gutters around entire home

*A rare opportunity to own a thoughtfully rebuilt home where every major system has been upgraded for comfort, efficiency, and peace of mind.*