



Upgrade List

Interior:

- Marble accent wall
- Custom marble-encased fireplace electric fixture
- Guest bathroom remodel
- Finished Second-Floor Storage: A fully completed, easily accessible bonus storage space on the upper level.
- Curtains and flexible interior shades/blackouts.

Outdoors:

- Full Texas size covered patio with tiled built in natural gas grill + refrigerator, tile flooring, and roller shades.
- Front and backyard fully landscaped with custom stone features and painted fence
- French drain system integrated with roof gutters
- Automatic Irrigation system

Premium Systems, Automation, & Infrastructure:

- Whole-House Power Backup: Features a heavy-duty 20 kW Kohler generator equipped with an automatic transfer switch and remote monitoring capabilities.
- Complete alarm system with door sensors (including the garage), glass-break sensors, and a three-camera surveillance layout featuring a video doorbell.
- Whole-home water softener system
- Custom Media Room: Purpose-built for entertainment with integrated soundproof walls and clean, in-wall audio wiring
- Roof-mounted high-definition TV antenna.

Builder Upgrades:

- 42" cabinets
- Pot&Pan drawer
- Trash drawer
- 18" deep cabinets in island
- Extra Large Island
- Pre-wired outdoor back porch