

## KITCHEN

- Stunning White Quartz Countertops with Marble Tile Backsplash
- Soft Close Smooth Shaker Style White Maple Cabinetry
- Additional Wall to Wall, Floor to Ceiling White Maple Shaker Style Cabinetry allows extra Storage
- Brushed Nickel Hardware
- 8 ft 10 in x 4 ft Expansive Island with Quartz Countertops acts as Breakfast Bar. White Maple Shaker Style Cabinetry on Front and Backsides for Extra Storage.
- Kichler Brushed Nickel Everly 11" Single Light Pendant Lighting with Clear Seedy Glass Shade accented with Dimmer Switches
- Deep Stainless-Steel Sink with Brushed Nickel Delta Shield 3 spray Kitchen faucet
- Garbage Disposal
- Entrance to Backyard from Kitchen
- Stainless Steel Professional Viking Appliance Package includes:
  - 36 Inch Pro-Style Gas Range with Convection, Infrared Broiler, VariSimmer, 6 Open Burners, 5.1 cu. ft. Oven, SureSpark Ignition System, 3 Heavy Duty Racks and Star-K Certified
  - 36 Inch Wall Mount Chimney Range Hood with 460 CFM Internal Blower, Heat Sensor, Halogen Lights, Adjustable Duct Cover and Convertible To Recirculating
  - 36 Inch Counter Depth French Door Refrigerator with Air Purification, ColdZone Drawer, Auto Close Doors, High Temp Alarm, Self-Closing Tri-Level Freezer Drawer, Adjustable Spillproof Shelves, Theater LED, 22.1 cu. ft. Capacity & Sabbath Mode
  - Fully Integrated Dishwasher with Turbo Fan Dry, Exclusive Smart Size™ Rack, 45 dB Quiet Clean™ Package, Multi-Level Wash, 14 Place Settings, 6 Wash Cycles & ENERGY STAR®: No Water Softener
  - 2.0 cu. ft. Countertop Microwave with 13 Sensor Settings, Warm/Hold, Add-a-Minute & Child Lock

## DINING

- Separate Dining with 22" Caliari 6 light wide brushed Nickel Pendant Light
- Access to Backyard from Dining

## FAMILY ROOM

- Location off Kitchen provides for great entertaining gatherings.
- Home Decorators Collection 52" LED indoor Nickel Ceiling Fan with Light Kit and Remote Control

## MASTER BEDROOM SUITE

- Spacious 15x18.5 ft Master Bedroom with Private Patio Door Entrance into the Expansive Backyard
- Home Decorators Collection 52" LED indoor Nickel Ceiling Fan with Light Kit and Remote Control
- Dimmable LED Recessed Lights
- Sliding Solid Wood Custom Stained Alderwood Barn Door opens to a Dream Master Bathroom
- Spacious Dual Sink Vanity with Marble Countertops and Moen, Shiny Chrome Fixtures, Hardware, Towel Bars, Rings and Robe Hook
- Expanded 6 ft Shower with Hexagon Flooring and Frameless Glass Shower Doors
- Matte Carrara 12" x 24" Porcelain non-slip tile floor
- Water Efficient, Kohler Low flow Toilet & Delta Showerhead
- Enclosed Water Closet for Privacy
- Home Decorator LED Glass Lighting Package
- Fogless Designer Framed Mirrors over each Sink
- Large 11 x 8 ft Walk-in Closet with Custom Built-ins

LARGE 5<sup>TH</sup> BEDROOM, OFFICE OR MEDIA ROOM

- Beautiful Large Tempered Glass Windows allow Natural Light to Flow through with View of Backyard's Nature
- Private Entrance from Side or Backyard Making for a Perfect Office, Media Room or In-law Suite
- Vaulted Ceilings with Rustic Stained Beams
- Home Decorators Collection 52" LED indoor Nickel Ceiling Fan with Light Kit and Remote Control
- Closet with Built-ins

## HALL BATHROOM

- New Kohler Tub and Polished Carrara 12"x 24" Ceramic Tile Enclosure with Glass and Chrome Doors
- Matte Carrara 12" x 24" porcelain non slip tile floor
- White Shaker style Vanity with Marble Countertops and Designer Oval Pivoting Frameless Mirror
- Water Efficient, Kohler Low Flow Toilet & Delta Showerhead
- Moen Chrome Fixtures and Hardware
- Home Decorator LED Lighting Package

## GUEST BATHROOM

- Matte Carrara 12" x 24" porcelain non slip tile floor
- White Shaker style Vanity with Marble Countertops
- Moen Chrome Fixtures and Hardware
- Home Decorator LED Lighting Package
- Kohler Low Flow Toilet

# PROPERTY FEATURES CONTINUED...

## LAUNDRY ROOM

- Full- sized Laundry room with Side by Side Washer and Dryer Hookups. Optional Electric or Gas Dryer.
- Deep Stainless-Steel Sink with Smooth Soft Close Storage Cabinets. Brushed Nickel Delta Shield 3 Spray Faucet
- Access to Garage

## FIREPLACE

- Elegantly Custom Built Mantle Surrounds the Energy Efficient Large 42" Heat & Glo 8000 CLX Direct Vent Gas Fireplace with Blower and LED embers with Remote Control
- Custom Built- in Cabinets for Extra Storage

## FLOORS, MOLDING AND BASEBOARDS

- Reward Corona Collection Natural Walnut Engineered Hardwood Flooring
- 6 in Carolina Style Baseboards
- Double Beaded Crown Molding throughout

## PAINT COLORS

- Sherwin Williams Designer Interior and Exterior paint colors and trim Designed by Angelisse Karol Color & Design

## GARAGE DOOR

- Chi Stamped Carriage House insulated Steel Wood Tone Garage Door with Lift Master Garage Door Opener and Remote Controls

## FRONT LANDSCAPING AND YARD

- New Professionally Installed Front and Side Yard Landscaping on Auto Sprinklers and Drip irrigation with Rain Sensors and new Transformers.
- New River Rock, Sod, Drought Tolerant Plants, Bender Board, Mulch and Weed Barrier Fabric. Brand New Outdoor Lighting which includes Pathway and up Lighting showcasing the Majestic Oak Trees. Flagstone Pathway leads to Lattice topped, gated Fencing which encloses most of the Sprawling Backyard.
- New Circular Driveway with Belgard Pavers installed by Black Diamond Landscaping
- Additional Off-Street Parking
- Home Decorator Designer Black Craftsman Style Exterior Lighting with Auto Dusk to Dawn Features. Exterior Safety Lighting with On and Off Motion Sensors
- Backyard awaits your Personal Palate to create your own Backyard Retreat. Buyer to verify lot dimensions
- Access the Backyard with ease from the Garage, Office/5th Bedroom, Kitchen, Dining Area and Master Bedroom

## ADDITIONAL AMENITIES/FEATURES

- Highly Sought after Single Story Floor Plan with 2,840 Sq Ft per Building Plans. An additional 437 Sq Feet was added during construction extending from Floor to Ceiling Kitchen Shaker Cabinetry, Kitchen Island to all of Half Bathroom and part of the Laundry Room – buyer to verify info
- All work done to code with permits – Buyer to Verify
- New Wood Siding and Trim
- All new Sheet Rock
- Most Studs replaced with new
- 2 Car Garage finished with Sheetrock
- Energy Efficient Insulation, Low E Dual Pane Plygem Energy Efficient Windows throughout, Solar Reflecting Shingles meeting California Cool Roof Requirements, Heat'n Glo Gas Fireplace, Ceiling Fans help to Cool all Bedrooms and Family Room, Efficient ENERGYSTAR Dishwasher, Star Low Flow Shower Heads and Toilets
- New Ducting and Venting
- New Electrical Panel and Wiring throughout
- Dimmable LED Recessed Lighting throughout
- All New plumbing
- New Gas Lines and Meter
- New Dual Pane Windows and Sliders, Patio Doors with new Wood Exterior and Interior Casings
- New 50 Gallon Rheem Water Heater
- New 80 Payne furnace
- New Payne 14 Seer AC Condenser
- Temperature Control Thermostat
- Smoke and Carbon Monoxide Alarms per code
- New Owens Corning TruDefinition Cool "Mountainside" Roof with a Limited Lifetime Transferable Warranty with Restrictions. [www.Owenscorning.com](http://www.Owenscorning.com)
- New Gutters and Downspouts
- Craftsman Style Doors with Brushed Nickel Door Handles throughout
- Stately, Custom Espresso stained Hardwood Front Door with Sidelights. Kwikset Brushed Nickel Stylish Handle Set and Secure Deadbolt Keyed entry
- Valspar Driftwood Color Stained Concrete covered Front Porch

