



## ***112 Ascalon Dr.***

### List of Upgrades:

New 42" Fiberglass Front Door
New Porcelain Marble Floor - Entry Hall
New sliding Barn Doors - Hall Cupboard
Carriage Trade Railing Balls on top of exterior railing
Black Aluminum side gate with lock
Pine Fence with 6" posts around exterior back lawn
New Driveway -Permacon 3 1/4 " thick x 12 concrete pavers
(8) Solar lights around perimeter of back yard property
Custom Steel Carriage Trade Electric Garage Doors (2) with 2 door openers
Entire property professionally landscaped
Granite patio & stairs/Granite walkway from garage side to front entrance
Custom Steel Carriage Trade Electric Garage Doors (2) with 2 door openers
New Aluminum Mailbox - by Front Door
New Exterior Lights - All Exterior
New Custom Chrome Rods and Shelving ) all cupboards
Custom Antique Vanity with Marble Top and Waterfall Faucet (PWDR)
Marbleized Vanity Tops ( 2 upper bathrooms)
Granite vanity with backsplash (MBR)
Upgraded Faucets in all 4 bathrooms
Upgrade all electrical fixtures (including Bathrooms) ALL LED
New LED lighting - Basement
Custom kitchen w/granite countertops, custom gas s/s stove top, s/s DW, s/s oven, fridge, MV



built-in pot drawers, full pantry, custom desk/hutch. Glass tile back-splash  
Cornice ceiling mouldings in 2 Bathrooms  
Coffered ceilings - LR/DR  
Vaulted ceilings in (3) rooms  
Pot Lights -Ground Floor/FM Room  
Upgraded window casings and baseboards throughout  
DK Hardwood floors - Entire house  
Mirror Trim in all 4 bathrooms  
Porcelain Tiles - Kitchen and Hall  
Shower controls - Custom Toe testers/Drains/Shower heads/Rods (3 bathrooms)  
Upgraded LG GAS cooktop (5 burners) plus "FAVER" Italian S/S Fan  
Premium Double Cell Blinds ( entire house)  
Custom Upgraded 2 tone shaker cabinets  
New Hardware - kitchen cabinets  
Custom granite desk with hutch (kitchen)  
Premium GROHE faucet in kitchen  
New Kitchen Aid wall oven - 2019  
New Granite top on Gas Fireplace  
Solid Dark Oak 2 1/4" wood floors ( all bedrooms plus cupboards)  
Custom German staircase carpet runner  
Fully commercial carpeted basement stairs w/trimwork  
New washing machine - 2018  
Garage fully painted with new overhead LED lighting  
Walk-In Cupboards - All 5 Bedrooms with upgraded chrome bars and shelving  
DK Hardwood floors - Entire house  
Large Linen Closet - custom shelves



Security Safety support latches on interior patio door  
MR. Bathroom - Upgraded Shower, Upgraded Granite Counter Tops,  
Upgraded Faucets, Custom one-piece toilet  
with soft close cover seat, Upgraded jacuzzi with chrome jets  
2 Upstairs bathrooms - Upgraded with marbleized counter tops and faucets  
All Bathtubs upgraded with pop-up drains/upgraded shower rods  
Pwdr Room Bathroom upgraded with Marble Vanity and Faucet, Mirror, One  
piece toilet with soft close cover seat  
Security Alarm with double keypads  
Upgraded decorator metal wall switches and receptacle plates - entire  
house  
Floor vents and registers - all upgraded - color coded per room  
NEW FURNACE (ELITE LENNOX) SEPT 2020

## Inclusions/Exclusions:

INCLUDED: All Window coverings, All S/S Kitchen appliances, Lighting  
Fixtures (please see exclusions)

EXCLUDED: Hall Ceiling Fixture, D/R Fixture, Guest Room Fixture