

# **LIST OF UPGRADES**

- Professionally finished basement w/3pc bath & bedroom/office
- Separate entrance into basement
- Berber carpet
- 6-inch dark hardwood throughout
- Smooth ceilings: main floor, family room, basement & hallways
- Coffered ceiling in master bedroom
- 5pc ensuite in master bed, frameless glass shower, upgraded sinks
- Potlights throughout the house
- Custom built-in closets in all bedrooms
- Soft close drawers throughout (bathrooms, kitchen & closets)
- Rounded corners on main floor
- Kitchen: granite counter/custom backsplash/SS appliances
- Premium lot - 50ft wide/custom deck w/natural flagstone patio
- California shutters throughout
- Outdoor gas line BBQ
- Freshly painted throughout