

LIST OF UPGRADES & INCLUSIONS

Kitchen

- pot lights
- 24 x24 porcelain tiles
- stone mosaic backsplash
- granite countertop
- crown molding
- solid oak cabinets

Breakfast

- double glass iron garden doors to backyard
- crown molding
- 24 x 24 porcelain tile
- pot lights
- 7 ½" baseboards

Family Room

- American walnut hardwood flooring
- crown molding
- limestone fireplace
- pot lights
- smooth ceiling

Dining Room

- parquet flooring
- crown molding
- bay window
- french door

Living Room

- parquet flooring
- crown molding
- double French doors

Powder Room

- 24 x 24 porcelain tile
- crown molding
- pot lights
- marble vanity

Side Entrance

- crown molding
- separate door to garage
- separate side door
- 8.5-foot custom maple closet
- 24 x 24 porcelain tiles
- 2nd staircase to basement
- 7 .5" baseboards
- solid oak railing

Foyer

- cathedral 16-foot open ceiling
- double entry glass iron doors
- 24 x 24 porcelain tile
- crown molding
- solid oak stained railing from upstairs to lower level
- 7.5" baseboards
- double closet doors

Master Bedroom

- smooth ceiling
- crown molding
- parquet flooring
- walk in closet with closet organizer
- 5 pc ensuite
- ceramic tiles

2nd Bedroom

- parquet flooring
- crown molding

3rd Bedroom

- parquet flooring
- smooth ceiling
- crown molding
- closet organizer

4th Bedroom

- double set of windows w/California shutters
- crown molding
- parquet flooring
- closet organizers

Basement Rec Room

- gas fireplace with custom build mantel
- pot lights
- ceramic floors

Basement Kitchen

- pantry
- ceramic floors

Basement Bathroom

- 3 pc bath
- ceramic floors

Extras

- All new windows 2007
- New roof 2006
- New chimney 2017
- Upgraded interior door handles
- Garden shed
- Window blinds and window coverings with rods
- Professionally landscaped
- S/S appliances in main kitchen, appliances in basement kitchen, washer/dryer
- Central vacuum
- Alarm system
- Central air