

## ***7 Janessa Court***

### List of Upgrades:

- 7 inch crown mouldings
- 7 inch base boards
- Wainscoting
- Main floor 8 foot interior doors
- Main floor hardwood floors
- Front doors (double) 8 foot plus inserts and transom with insert
- Door handles and hardware
- Rounded wall corners
- Pot lights
- Coffered ceiling in dining room
- Laundry room cabinets and counter top
- Family Room fireplace mantel, base and surrounding frame
- Family Room wired for large hanging fixture – reinforced for heavy weight – plated, no fixture ever used – pot lights there
- Gas fireplace adjustable fan to blow hot air outwards
- Master bathroom cabinetry, granite countertop, glass shower enclosure, shower with body jets, sinks, huge two person soaker tub, all faucets, two under mount sinks
- Kitchen – all cabinets, granite counters, under mount double sink, garburator, pot lights, French doors to walkout deck, faucets and vegetable sprayer
- Butler’s Pantry – cabinets and granite counter tops
- Distributed sound speakers wired and in Kitchen and Loft ceiling, family room walls, deck with outdoor speakers
- Distributed sound system amplifier for output to the house sound system
- Huge professionally engineered and installed custom deck off kitchen with “Trex like” floor boards
- Fully fenced back yard
- Functioning large hot tub in back yard
- Walk out basement
- Natural gas direct connections for stove, dryer and deck barbecue

## Inclusions/Exclusions:

- All appliances, including washer, dryer (gas), stove (gas), dishwasher, microwave, hood range
- Large direct connected natural gas barbeque on deck
- All electric light fixtures
- All window coverings
- 2 electric garage door openers
- Central vac and accessories
- Hot water tank (rental)
- **Excluded:** refrigerator, pool table, wall decorations, furniture