

FEATURE LIST - 527 Clydesdale Court, Oakdale, CA 95361

KITCHEN

- Built-in stainless steel KitchenAid Superba wall oven - microwave oven combo
- Upgraded stainless steel 5-burner cooktop
- Upgraded faucet
- Extra thick custom granite slab countertops with breakfast bar area
- Stainless steel under mount sink
- Upgraded stainless steel dishwasher
- Upgraded cabinets with Melamine finish
- Built in desk area
- Recessed lighting
- Pendant lighting
- Under cabinet task lighting
- Upgraded stainless steel vent hood
- Pantry cabinet
- Designer paint
- Beautiful wood plank flooring
- Extended height ceiling

BUTLER PANTRY AREA (Adjacent to kitchen)

- Granite slab countertops
- Under cabinet task lighting
- Designer paint
- Beautiful wood plank flooring
- Extended height ceiling

ENTRY

- Beautiful wood plank flooring
- Designer paint
- Extended height ceiling

DEN (With Piano)

- Designer paint
- Upgraded carpet
- Recessed lighting
- Extended height ceiling

FORMAL LIVING ROOM

- Designer paint
- Upgraded carpet
- High-end stereo speakers built into ceiling with dedicated volume control at wall
- Extended height ceiling

FORMAL DINING AREA

- Designer paint
- Upgraded carpet
- Extended height ceiling
- Recessed lighting

FAMILY ROOM

- Beautiful wood plank flooring
- Custom matching area rug
- Designer paint
- Upgraded gas fireplace with custom mantel
- Built-in audio-video storage alcove
- High-end stereo speakers built into ceiling & wall. Full surround sound wiring
- Extended height ceiling
- Ceiling fan

DINING NOOK AREA (At Kitchen)

- Designer paint
- Beautiful wood plank flooring
- Sliding glass door to sunroom
- Extended height ceiling
- Recessed lighting

SUNROOM (Approximately 250 SF)

- Fully permitted
- 2 skylights - (1 opens)
- Designer colored, stamped concrete flooring
- High-quality stereo speakers
- All tempered glass windows/doors
- Windows open to enjoy sounds of Koi pond waterfall
- High-quality Glass door to side yard at South side
- Sliding glass door to backyard
- Vaulted ceiling with transom windows
- Recessed lighting

- Ceiling fan

DOWNSTAIRS 1/2 BATH

- **This can be a full bathroom!** — all plumbing is present behind cabinet to allow shower or tub installation (option offered by builder)
- Designer paint
- Melamine finish cabinets
- Tile vanity top at sink
- Window

ENTRY HALL - FOYER

- Designer paint
- Beautiful wood plank flooring
- Recessed lighting

UPSTAIRS HALLWAY

- Designer paint
- Upgraded carpet
- Recessed lighting

MASTER SUITE

- Extra large master bedroom
- Additional FULL master retreat with gas fireplace and custom mantel
- Master retreat - High-end stereo speakers built into ceiling with dedicated volume control at wall
- Ceiling fan
- Recessed lighting
- Designer paint
- Upgraded carpet

MASTER BATHROOM

- Melamine finish cabinets
- Upgraded tile vanity top
- Beautiful large-format tile floors
- Recessed lighting
- Dual vanity sinks with upgraded vanity faucets
- Glass block window
- Jetted Roman tub with tile surround
- Separate tile shower with upgraded glass enclosure
- Designer paint

- Huge walk-in closet with built in organizers & drawers and built-in ironing board

UPSTAIRS HALL BATHROOM

- Melamine finish cabinets
- Tile vanity top
- Dual vanity sinks with upgraded vanity faucets
- Tub/shower combination with tile surround
- Beautiful large-format tile floors
- Designer paint

UPSTAIRS BEDROOM #2 (Middle)

- Designer paint
- Upgraded carpet
- Ceiling fan

UPSTAIRS BONUS ROOM

- Recessed lighting
- Designer paint
- Ceiling fan
- Access to exterior upper level balcony

UPSTAIRS BEDROOM #3 (Front)

- Ceiling fan
- Designer paint
- Upgraded carpet

UPSTAIRS BALCONY (Exterior)

- Color coated floors
- Upper level hose bib for cleaning
- Great spot to relax or entertain
- Access from upstairs bonus room

GARAGES & DRIVEWAY

- 2-car attached & 1-car attached
- Epoxied concrete floors
- Fully finished interiors
- 1-car attached garage features built-in cabinets
- 2-car attached garage features built-in cabinets
- 2-car attached garage features storage shelving at ceiling

- Insulated garage doors
- Both garages have door openers

YARDS & EXTERIOR

- Site-built 120 ft.² workshop that matches the original construction
- Unbelievably custom Koi pond with majestic granite rock waterfall
- Extensive stamped and colored concrete patio and perimeter walkway areas
- Pergola patio cover
- Custom concrete retaining wall with integrated landscape accent lighting, and custom concrete finish
- Front and rear yards feature landscape lighting in planter beds
- Many architectural trees, plants and flowers throughout yards
- Driveway has capability for 4-5 vehicles
- Large covered front porch
- Upper level front balcony area
- Some drip irrigation
- New high-end sprinkler timer
- Impeccable landscaping front and rear

OTHER

- Cul-de-sac location
- Water softener system
- Upgraded fixtures and finishes throughout
- Designer window coverings

CALL WITH ANY ADDITIONAL QUESTIONS

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