

Theme of house during construction which drove our types of upgrades:

1. Entertainment
2. Automation
3. Discovering your inner Chef
4. Energy Efficient
5. Low Maintenance

Whole House:

1. Smart Home - Voice controlled lighting, music, door lock, etc for Automation
1. Energy Efficient Can lighting - 15w each
2. Energy Efficient Heating and Cooling
3. Soft Water System - for low maintenance plumbing
4. Upgraded large copper piping for strong water pressure
5. All Bedrooms and Living rooms are pre-wired for Coax and Cat5 cable
6. Music speaker system throughout house
7. Porcelain tile
8. ADT Alarm System

Kitchen:

1. Chef Kitchen Appliances to include
 - a. Miele Range*** - 6 burner cooktop with grill, dual oven, microwave and warming drawer
 - b. Miele Steam Convection - Steam convection oven
 - c. Miele Dishwasher - 3 tray dishwasher with salt reservoir for soft water
 - d. Miele oven vent - upgraded high CFM exhaust fan
 - e. Frigidaire Upgraded series Refrigerator/Freezer- 60"
 - f. Farm Sink - large farm sink with restaurant style faucet***Upgraded Chef Series: Range is connected with water line for slow steam cooking
2. Upgraded Kitchen Cabinets
3. Under Cabinet and Over Cabinet Lighting
4. RO - Reverse Osmosis drinking water with 6 filters including alkaline water upgrade
5. Garbage Disposal - Upgraded horsepower garbage disposal

Bedrooms:

1. Dimmable LED can lighting
2. LED Rope lighting
3. Music Built-in

Bathrooms:

1. Dual shower heads
2. Rain shower at master bathroom and guest bathroom
3. Upgraded tile
4. Kohler toilets
5. Water efficient faucets
- 6: Air Vents upgraded to high CFM

Master Bathroom Upgrades:

1. Marble Shower Surround
2. Marble Countertops
3. Jacuzzi

4. Walk-In Closet

Living Room:

1. Built-in speakers for TV entertainment
2. Dimmable LED can lighting

Great Room:

1. 148" (12 ft+) Projector Screen
2. Built In 6 speakers for Dolby Digital 9.1 Speaker System
3. Dimmable LED can lighting

Back Yard:

1. Glass surround upgraded to Starphire Low Iron Glass
2. One Gas Pits and Two Gas FirePlaces
3. Turf Lawn
4. Automatic water drip system for border plants
5. Upgraded drainage system

Front Yard & Garage:

1. New Garage Door
2. New Front Door
3. Garbage Bin Spaces
4. Extra Parking
5. Upgraded drainage system
6. Garage upgraded epoxy flooring
7. Garage Cabinets surrounding border to fit 2 vehicles

Extras / History / Other Notes:

1. Through the 6 years, we had a maintenance schedule completed on a discipline basis allowing for Energy Efficiency and Lower Maintenance long term
 - a. Whole House Air Filter - Every 3 months
 - b. Whole House Soft Water - Every 1 month add 1 bag
 - c. Refrigerator / Freezer filter - Every 3 months
 - d. Steam Convection - Every 3 months to descale
 - e. Dishwasher - Every 1 month clean filter
2. Product Manual - All product manuals have been preserved and will be provided
3. Extra Whole Air Filters, Miele descale tablets, refrigerator filters, RO filters and salt bags for whole house water system will be provided