

COMPASS

31 CHABLIS UPGRADES

3 bedrooms + Den | 2 bathrooms | 2,329 sq. ft. | 8,603 sq. ft. lot

WHOLE HOUSE

Base Price: \$790,990

Lot Premium: \$95,000

Selected Builder Option Upgrades: \$165,661

Purchase Price: \$1,054,500

Post builder upgrades: \$100,000

Appliances, TV's: \$25,000

Furniture: \$25,000

Total property investment: \$1,204,000

UNPRECEDENTED BUILT-IN VALUE

- 165K in added builder upgrades
- 100K in post-builder upgrades
- \$95,000 premium lot with no house directly behind
- Solar panels
- All appliances included: LG washer & dryer, LG Top/bottom fridge
- All TV's included: 4K cutting edge, new smart TV's 65-85 inches, with soundbar & sub woofers
- Brand new, high end furniture included

STUNNING SELECTIONS

- Lauren maple buckskin cabinetry with a modern contemporary aesthetic (\$11,374)
- Upgraded satin nickel Aristokraft pulls (\$958)
- Gorgeous Tile flooring throughout (\$46,859)
- French door to outdoor covered patio room (\$9,366)
- Grey linen black out shades (\$4,039)

BEAUTIFUL BATHROOMS

- Upgraded faucets and bath accessories (\$2,000)
- Tile backsplash & Showers (\$3,230)
- Low threshold shower with seat in all bathrooms (\$12,716)
- Grab bars added in all bathrooms
- Upgraded showerhead in guest bathroom
- Added soap dispensers

DREAM KITCHEN

- Stacked cabinets with glass doors (\$11,446)
- Large single basin sink (\$844)
- Touchless kitchen faucet (\$998)
- Leathered fantasy blue satin granite counters (\$8,460)
- Upscale bluish-gray full wall tile backsplash (\$6,756)
- Executive kitchen island with cabinetry and display shelves (\$8,386)
- Induction range
- Lux Kitchen Package, Culinary layout: Pull out trays, built in cutlery divider, upgraded appliances (\$5,842)
- LG Top/bottom fridge
- Added recessed lighting & motion sensor in pantry

ELEVATED ELECTRICS

- Lutron smart switches
- Smart sensors
- Motion sensors
- Recessed lighting in all bedrooms
- Schlage keyless entry on front door, side door
- Ecobee thermostat
- HVAC sensor will heat/cool occupied rooms only feature
- Custom electrical at backsplashes: (\$1,500)
- Additional builder opted upgrades in outlets, wiring, security: (\$12,346)

MORE THAN YOUR AVERAGE GARAGE

- Added recessed lighting
- Quiet control side-mounted lift master motor with automatic deadbolt
- Electric car charger
- Magnetic door stopper
- Tankless water heater
- Oversized 2 car garage



