

7 Tortosa **UPGRADES AND FEATURES**

1. New 4-ton HVAC system with nest integration - thermostat and smoke detectors
2. 12x24 designer ceramic tile throughout, including seamless patio integration.
3. New 4" recessed lighting throughout.
4. Updated electrical including new decora switches and outlets throughout - every plug was updated and replaced
5. Quartz countertops and backsplash throughout
6. New Kitchen, Laundry Room, and Bathroom plumbing, including faucets and all related hardware.
7. Custom Kitchen - everything new
 - Custom Cabinetry with matching Cabinetry throughout.
 - Under-mount sink with brushed nickel faucet.
 - Samsung Black Stainless Designer Series Appliances - dual dishwashers, dual fridges, stove / oven, microwave
 - Custom 10'x5' island with quartz waterfall, and seating for 8.
 - Garburator
 - Skylight
8. LG Washer / Dryer
9. KitchenAid Built-In BBQ
10. 6 Flatscreen TVs, 4 with floating wall units.
11. New oversized Hot Water Tank
12. New Jen Weld exterior windows – all
13. 6 Skylights
14. New Interior and Exterior doors with brushed nickel hardware - every door and all the hardware in new

- 15.** Garage - Epoxy Floors, Custom Lighting, New Garage Door Opener, Custom Shelving.
- 16.** New bathrooms, including tile, glass, vanities, faucets, lighting, skylights, - everything brand new
- 17.** Open Concept design - load bearing walls replaced with engineered beams.
- 18.** New baseboard throughout.
- 19.** Updated Gas Fireplace
- 20.** Custom Bedroom closets
- 21.** Extended laundry room with custom cabinetry and quartz countertops
- 22.** HOA-approved for new landscape updates and vegetation.
- 23.** HOA-approved for new driveway