**2750 Fourth Ave., #502**

**Features and Improvements**

* Automated lighting, window shades and temperature control through Lutron and easily integrated with Apple Home System, including voice control
* Custom shelving and pull out under sink drawer in primary bath
* Wall sconces in primary bedroom
* Custom closets in primary and one of the secondary rooms
* Custom built-ins and 36-inch Uline Beverage Center and wine storage in dining area
* Custom slide-out shelving in kitchen cabinets, under-sink reverse osmosis system, Miele upgraded sliding oven racks
* Custom built-ins in laundry room with brand new washer and dryer (2 months old)
* Custom built-ins in entryway closet
* 3 fire tables – one on lower patio, two on upper patio
* Pottery Barn mobile outdoor kitchen with 24” refrigerator and 36” Fuego gas grill on upper patio
* Stair handrailing
* 6 burner gas stove, convection oven, microwave and dishwasher are Miele.

$83,230 in improvements:

* Legacy shades - $19,000
* California Closets living room and hall - $7,450
* California Closets primary bedroom - $5,730
* Lema primary and guest closets - $10,000
* Trueline custom cabinets - $12,500
* Fire tables (3) - $7,500
* Wall sconces - $400
* Uline - $5,700
* Lutron - $2,000
* LG washer/dryer combo - $2,000
* Waterdrop reverse osmosis - $550
* Miele racks - $700
* Fuego gas grill - $3,500
* Upper patio outdoor kitchen by grill and under TV (Pottery Barn India outdoor two drawer cabinet and double door cabinet) - $4,500
* Upstairs Thor kitchen 24” outdoor double drawer under counter refrigerator - $1,700
* Stair handrailing - $1,000