

MODEL HOME UPGRADED FEATURES ESTIMATES

Exterior Upgrades (including Hardscape and Landscape)

- Custom Outdoor Gas Fireplace \$35,000+
- Custom Built-in BBQ w/Counter Seating (Matches Fireplace) \$15,000+
- Custom Water Feature (\$5000 Estimate); Full-Wrap Rain Gutters (\$4000 estimate) \$9000
- California Room w/Automatic Retractable Screens & Speaker Pkg (2 speakers) \$10,000

Whole House Upgrades

- Owned 5.52 kWp Solar Panels w/ 2 Tesla Powerwall Battery Backup System \$40,662
- Cased Window/Sliding Door Package (i.e., Moulding) \$5500
Cased Opening at Entry to Office, Stairwell Area, & Powder Room Area
- Graber Premium Window/Sliding Door Coverings \$13,761
- Upgraded Flooring Throughout; Ring Doorbell \$80,000
- Two Surround Sound Audio/Visual Systems (**included in purchase**): \$10,000
 1. Great Room: 85" Samsung Smart TV; Savant Smart Host Controlled Sound System with Receiver, Apple TV, Blu Ray Player; System accesses speakers throughout house \$8305
 2. Loft: 70" Sharp Smart TV and Dolby Sound Bar & Subwoofer
- Multiple lights w/dimmer switches; Oil-Rubbed Bronze Finishes \$10,000

Kitchen Upgrades

- Under-Cabinet Lighting; Full-Height Tile Backsplashes; Roll-out Shelves at Cooktop Wall \$50,000
- JennAir ProStyle Stainless Steel Appliance Pkg: Commercial-Style 6-burner Gas Cooktop; Built-in Convection Microwave Oven; Hood Vent; Dishwasher
- Quartz Countertops; Optional Upper Cabinets between Oven & Pantry

Great Room Upgrades

- 16-ft Panoramic-Style Sliding Glass Wall System to Outdoor California Room \$38,500
- Built-In Cabinetry; 5 Surround Sound Speakers; Plasma Conduit Pkg

Master Bedroom Upgrades

- Crown Moulding; Wall Paneling at Bed Wall; Speaker Pkg (2 Speakers) \$34,280
- Walk-In Closet: California Closets Built-in System

Master Bath Upgrades

- Jetted Tub with Inline Heater; Tiled Walls Surrounding Bathtub \$30,500
- Travertine Shower Tiled to Ceiling w/Seating & Shampoo Niche (Matches Bathroom Flooring)
- Travertine Countertops; Marble Tile Backsplashes & Walls; Framed Mirrors

Laundry Room Upgrades

- Quartz Countertop w/Full-Height Backsplash which Matches Flooring \$19,225
- Upper & Lower Cabinets; Cabinets over Washer/Dryer; Under-Cabinet Lighting
- Laundry Sink; Additional Shelves Added to Storage Area by Owner

Light Fixture Upgrades

- 2 Chandeliers; 3 Pendant Lights; 2 Ceiling Fans (one owner addition) \$4077

Bathroom Upgrades

- Oil-Rubbed Bronze Plumbing Fixtures; Framed Mirrors; Shower Shampoo Niches \$44,800
- Tiled Backsplashes; Tiled Showers; Tiled Bathtub Enclosures; Tiled Wall in Powder Room
- Limestone Countertops: Bedrosians Corinthian in 2 Bathrooms; Jura Beige in Powder

Bedrooms

- Painted Accent Walls in 2 Bedrooms; Crown Moulding in Downstairs Bedroom \$4100

TOTAL: \$462,710