28 Summer Sky Circle – Improvements (all new in 2026)

1) Brand New Foam Roof, parapet walls, flashings (Castro Roofing)
2) HVAC, 3 units (Timo's Air Conditioning)
3) Large format matte porcelain flooring through out
4) Carpet in all bedrooms/closets (pet friendly)
5) Ceiling lighting inside and out
6) Designer lighting in bar, bathrooms, formal dining, casual dining and powder room
6) Three sided gas fireplace insert
7) Floor to ceiling fireplace tile
8) Electronic shades in great room
9) Electronic black out shades in primary bed room
10) Remote control battery operated shades in guest rooms
11) Exterior paint
12) Interior paint
13) Motors in exterior patio sun shades
14) Pool pumps for shear descents
15) Ceiling fans, great room, bedrooms, exterior patio
16) Select landscape and landscape lighting
17) Exterior quartz counter tops for BBQ
18) Mini-split air conditioning in garage (Timo's Air Conditioning)
19) 220v car charger outlet in garage (in storage cabinet closest to garage door
20) Designer wall paper throughout (water solvable glue, for easy removal)
21) Built-in hall cabinets and dining room buffet with custom quartz counter tops
22) Samsung 82 inch "picture frame" high resolution TV in great room
23) Ceiling speakers in "great room" and "media room"
24) Sonos audio systems in primary bedroom, primary bath, bar, great room, patio
25) Sony receiver surround sound audio system in "media room" (works with Sonos)

Bathrooms (all new 2026)
A) Large format matte finish porcelain tile floors and showers
B) Custom faux linen textured vanities with soft close drawers, cabinets and Amerock Balata hardware
C) Custom quartz counter tops
D) Brizio faucets, shower/tub systems and wall fixtures)
E) Kohler sinks
F) Duravit 'ME by Stark' one piece elongated toilets
G) Custom glass shower enclosures
H) Wyndham 67 inch free standing fiberglass soaking tub in primary
I) Custom plate glass wall mirrors

Powder Room
A) Duravit 'ME by Stark' one piece elongated toilets
B) Gerber 'Parma' matte black faucet in Powder room
C) WS Collection ceramic vessel sink in gloss black
D) Eurofase 'Nanton' 14 inch wall sconces

Kitchen (all new 2026)
A) Custom cabinets with soft close drawers, cabinets and Hickory ‘Skylight” Hardware
B) Custom Island with double trash/recycle drawers with seating and under counter built-in power strips
C) Custom quartz counter tops and back splashes
D) Powered electronics drawer (under coffee maker)
E) Kohler ‘Prolific’ 33 inch extra deep stainless steel workstation sink with InsinkErator garbage disposal
F) New under counter lighting
G) Appliances/Fixtures (all new in 2026)
a) Wolf 60 inch 6 burner gas range with two full size ovens and grill and flat griddle
b) Asko dishwashers (two)
c) Sub-zero wine column with dual temperature zones
d) Dacor wine dispenser with dual temperature zones
e) Meile plumbed coffee system
f) Signature 48 inch French Door Refrigerator with wine drawer, and two types of ice
g) InSinkErator Instant hot and cold water system
h) Waterdrop Water filtration system
i) Dornbracht ‘Tara Ultra’ plumbing fixtures
j) Meile Speed/Microwave oven
k) 60 inch industrial ventilation hood

Laundry Room (all new 2026)
A) GE full size washer and full size gas dryer
B) Custom faux linen textured vanities with soft close drawers/cabinets and Amerock ‘Balata’ hardware
C) Custom quartz counter tops
D) Ruvati extra deep prep sink
E) Under counter lighting
G) Nickel sink fixture with pull down spray

Bar (all new 2026)
A) Custom quartz counter tops
B) Sub-Zero 24 inch refrigerator
C) Sub-Zero 24 inch wine refrigerator
D) Scotsman plumbed ice maker
E) Stainless steel bar sink with garbage disposal
F) Waterdrop water filtration system for bar sink and ice maker
G) Phister ‘Stellen’ faucet with pull down spray
H) Tempered glass shelving with invisible mounting brackets
I) Custom cabinets with soft close drawers, cabinets and Hickory Hardware