



# what's included

## GROUND FLOOR

- Front door glass insert w/ transom window & sidelite
- 9-foot smooth ceilings
- Crown moulding
- 8-foot interior doors
- Upgraded baseboards, door and window casings
- 12"x24" foyer tiles
- Double-door entry closet
- 5" Vintage white oak, hand scraped floors with pearl finish
- Window seat with custom cushion
- Modern mixed-material foyer chandelier
- Powder room with upgraded vanity with quartz counter and undermount sink
- Stop-and-go entry from garage w/bench seat, additional storage and 12x24" tiles
- Superior® gas fireplace with mantle
- TV-ready wall in living room
- Motorized roller blinds in living room
- L.E.D potlights

## KITCHEN

- Extended cabinetry w/ crown moulding & valence
- Glass display cabinets plus separate art niche
- Pot and pan drawers
- Upper fridge cable
- Pendant and L.E.D pot lighting
- Miele® built-in appliance package;

- Mastercool bottom mount fridge/freezer
- Lower oven and upper multi-steam combination oven with motorized control panel
- 4-burner gas rangetop with dishwasher-safe comfort clean grates
- Fully-integrated dishwasher
- Wolf® canopy range hood
- Under-cabinet L.E.D lighting
- Custom pantry with beverage niche
- Blanco® granite double undermount sink
- Brizo SOLNA® single handle articulating kitchen faucet
- Brizo filtered-water (reverse osmosis) faucet
- Upgraded cabinet hardware
- Premium quartz countertops
- Dining area with flush breakfast bar
- 8-foot sliding door to yard

## SECOND FLOOR

- Oak staircase with upgraded handrail, white risers and iron pickets
- Smooth ceiling with crown moulding
- Family room (can be converted to 4th bedroom)
- 5" Vintage white oak, hand scraped floors with pearl finish
- Upgraded baseboards, door and window casings
- Laundry room w/ upgraded sink, 12x24" tiles and LG® TWIN wash 6.0 cu.ft. steam washer w/ pedestal washer and 9.0 cu.ft steam dryer w/ storage pedestal & flood warning alarm integrated in drain

- Primary bedroom w/ coffered ceiling, walk-in closet w/ built-in organizers, ensuite bath w/ heated 24x24" tiles, custom double-vanity w/ undermount sinks, Brizo faucets and quartz countertop, walk-in shower w/ glass door and dual Brizo rainforest and separate hand-held showerheads

## BASEMENT

- Heat recovery ventilation system
- Acu-steam whole home steam humidifier
- On-demand tankless hot water heater (rental)
- Aqua Flo reverse osmosis water filtration and softener system
- Bathroom rough-in
- Laundry tub
- Sump pump with floor warning alarm

## OUTSIDE

- Stone and stucco exterior
- Covered front porch
- RING® WiFi doorbell
- Upgraded lighting
- GARAGA® garage doors
- Liftmaster® WiFi enabled garage door openers
- Illuminated address numbers
- Stone walkway and driveway path
- Custom storage shed
- Natural gas line for BBQ
- Full-coverage camera monitoring system

