

## List of Upgrades & Features

Over \$500K Invested

### 16 MARBLE CREEK LANE

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- **Outdoor Living & Grounds**
  - » Large, heated PebbleTec-finished pool w/spa & rock waterfalls
  - » Custom exterior landscape & architectural lighting
  - » Fire pit
  - » Outdoor kitchen w/ brand-new Lynx grill, pizza oven, refrigerator & cooler, storage & garbage drawers, & outdoor television
  - » Mature fruit trees including apple, pear, orange, lemon, & Mexican lime
  - » Designer rose gardens
- **Smart Home, Audio & Technology, & Energy-Efficiency**
  - » Pre-wired & configured for smart home living
  - » Custom high end mesh system & Control4 system – installed ~1 year ago for \$35,000
  - » Surround sound in family room
  - » Whole-home speaker system throughout downstairs & 4 outdoor speakers
  - » Speakers in primary bedroom, bath, & office
  - » Stereo equipment included in sale
  - » Honeywell alarm system, Ring doorbell, & exterior cameras
  - » Leased solar system (20-year term, 9 years left on lease at \$218/month)
- **Kitchen & Bar/Wine Spaces**
  - » Recently remodeled kitchen (fully gutted) w/ custom cabinetry & soft-close drawers
  - » Thermador appliance suite including Large Refrigerator with Built-In Wine Fridge
  - » Six-burner gas range w/ griddle, double ovens, speed oven, & dishwasher
  - » Built-in coffee maker & wine fridge
  - » Water softener with alkaline water
  - » Butler's pantry w/ beverage fridge
  - » Newly built bar room w/ custom artwork
  - » Wine room w/ built-in wine wall display
- **Living Areas & Built-Ins**
  - » Italian porcelain floors through most of home
  - » Hunter Douglas blinds through entire home (lifetime warranty)
  - » Gas fireplaces in living room, family room, & primary bedroom
  - » Custom hallway built-in bookcases w/ reading nook
- **Primary Suite Enhancements**
  - » Primary bedroom w/ fireplace, surround sound, & LVP flooring
  - » Remodeled primary bath w/ Toto sinks & Toto one-piece washlet w/ bidet & heated seat
  - » Bubbler soaking tub w/ aromatherapy
  - » Mr. Steam shower w/ aromatherapy, handheld/rain/standard shower fixtures
  - » Beverage bar, soft-close custom cabinetry, & Raeburn medicine cabinets w/ integrated safe & electric
  - » Custom primary closet by Closet World
- **Secondary Bedrooms & Bathrooms**
  - » All upstairs bathrooms recently remodeled
  - » All bedrooms outfitted with Closet World systems & mirrored closet doors
  - » One bedroom w/ custom-painted walls
  - » Built-in desk & bookshelves in secondary bedroom
- **Fitness, Hobby & Utility Spaces**
  - » Exercise/craft room w/ built-in cabinetry
  - » Mirrored wall & ballet barre
  - » Recently remodeled laundry room w/ new cabinetry & sink
  - » Washer/dryer included in sale