

34712 Swan Valley Ct

\$133,295 in Upgrades & Improvements

Builder Enhancements — \$13,995

- Separate primary soaking tub & walk-in shower with tiled surround and built-in bench
- Dovetail soft-close cabinetry throughout
- Recessed LED lighting throughout
- Bronze plumbing fixtures & upgraded hardware
- Cast iron farmhouse kitchen sink
- 5-burner gas range
- Tall-tub dishwasher
- TV pre-wire package (Family Room, Loft & Primary Suite)
- Epoxy-finished garage flooring
- Ceiling fans in all bedrooms
- Rocker light switches throughout
- Bronze stair banister
- Beveled-edge mirrors
- Built-in concealed kitchen trash system
- Additional garage electrical outlet

Additional Homeowner Upgrades — \$37,600

- Waterproof luxury vinyl plank flooring (main level & stairs)
- Plantation shutters throughout
- Custom kitchen backsplash
- Tile flooring in bathrooms & laundry room
- Custom Alumawood patio cover
- Full gutter system
- Smart drip irrigation system (Rachio app-controlled)
- ADT security system
- Ring video doorbell
- Overhead Gorilla garage storage system
- Upgraded laundry room washer water valves

Resort-Style Pool Investment — \$81,700

- 22,650-gallon custom-designed pool
- Approx. 35' x 15' with depths from 3'6" to 8'
- Mini PebbleTec interior finish
- Intellichlor saltwater system
- Pentair filter & heater
- Spanish tile detailing
- Dual pool lighting
- Six spa jets
- Decorative coping
- Pentair smart automation system with mobile app control