



17200 Newhope #334 Premium Upgrades List

This Unit has undergone a comprehensive, high-quality renovation with exceptional craftsmanship and premium finishes throughout.

Kitchen Improvements

- Custom-designed kitchen cabinetry
- Elite Stone "Galactic" quartz countertops
- Kohler stainless steel undermount sink
- Kohler commercial-style pull-down faucet
- Kohler wall-mounted pot filler
- Full-height designer tile backsplash
- Premium stainless steel vent hood
- Upgraded electrical system with dedicated appliance circuits
- Recessed LED lighting

Primary Suite Bathroom

- Complete custom renovation
- Floating custom maple vanity constructed from $\frac{3}{4}$ " clear maple
- Quartz countertops
- Kohler faucets and fixtures
- Frameless glass shower enclosure
- Kohler shower valve and showerhead system
- Premium tile finishes
- Panasonic exhaust fan

Secondary Bathroom

- Complete custom renovation
- Kohler soaking tub
- Kohler shower system and fixtures
- Quartz countertop
- Designer tile shower surround
- Panasonic exhaust fan

Advanced Waterproofing Systems

- Schluter® KERDI waterproof shower systems
- Schluter® waterproof membranes behind shower tile
- Schluter® DITRA uncoupling membrane beneath tiled flooring
- Professional-grade waterproofing throughout all wet areas
- Designed for superior moisture protection and long-term durability

Custom Millwork & Built-Ins

- Custom entertainment center
- Built-in electric fireplace
- Dimmable LED accent/display lighting
- Television included
- Custom floating bathroom vanity
- Custom bifold closet doors
- Custom closet organization systems throughout

Flooring

- Waterproof luxury vinyl plank flooring throughout
- Premium Glenridge Oak Rigid Core flooring

Electrical & Lighting Upgrades

- New electrical panel
- Dedicated kitchen appliance circuits
- Recessed LED lighting throughout
- New ceiling fans in bedrooms
- New switches, outlets, and electrical devices
- Entertainment center and fireplace wiring upgrades
- Upgraded bathroom ventilation systems

Paint & Designer Finishes

- Professionally painted walls, ceilings, doors, trim, cabinetry, and millwork
- Sherwin-Williams Emerald® paint
- Sherwin-Williams SuperPaint®
- Sherwin-Williams ProClassic®
- Dunn-Edwards premium cabinet and trim finishes

Premium Kohler Fixture Package

- Kohler kitchen faucet
- Kohler wall-mounted pot filler
- Kohler stainless steel sink
- Kohler bathroom faucets
- Kohler shower systems
- Kohler soaking tub
- Kohler accessories throughout

Additional Features

- Quartz surfaces throughout
- Designer tile selections
- Premium lighting package
- Electric fireplace feature wall
- Built-in entertainment center
- Custom closet systems throughout
- Truly turnkey condition
- Appliances Included: Refrigerator, Washer and Dryer