

LIST OF UPGRADES AND AMENITIES

2508 Brighton Park Drive

A. General

- Tuscan style elevation and interior design
- Flagstone entry and courtyard with numerous olive trees
- Upgraded flooring includes hand-scraped, real wood in most living areas, stone tiles framed by wood inlays, high-end carpet in the bedrooms, various designs of decorative tile in the bathrooms
- Extensive natural wood accents including crown molding, wainscoting, paneling (walls, ceilings, and framing of entry spaces), etc.
- Solid wood doors and frames and window frames with antique finishes
- Flagstone hardscapes
- Four Trane HVAC units
- 3-car garage with epoxy flooring and built-in storage

B. Kitchen

- Quartz counters
- Wolf appliances – 6-burner cook top with griddle and interior BBQ, double ovens, warming drawer and microwave.
- Additional appliances include huge Sub Zero refrigerator and freezer, 2 Cove dishwashers and a custom designed, professional grade, vent hood
- 2 large islands, one with a sink and the other with a breakfast bar
- Pot filler
- Custom, soft-closing cabinets
- Wood flooring
- Decorative tile backsplash
- Antique wood storage cabinet
- Huge, wood-framed windows and 2 sliders in Kitchen and Family Room overlooking backyard
- Kitchen dining area
- Custom lighting fixtures

C. Prep Kitchen Area

- Quartz counters
- 2 pull-out refrigerator drawers

- Ice maker
- Subway tile backsplash
- Floating shelves
- Crown molding
- Stone tile / wood frame flooring
- Custom cabinets

D. Family Room

- Custom cabinets and bookshelves
- Natural rock gas fireplace
- Wood mantle
- Exposed wood beams
- Surround sound speakers in ceiling
- Crown molding
- Powder bathroom with decorative tile flooring and quartz counter

E. Living Room

- Extensive wood paneling surrounding entry areas and columns
- Wood flooring
- Spiral staircase to second floor with wood and metal bannisters
- 2-story high ceilings
- Second floor open, gallery area overlooking living room
- Hand-painted, pastoral scene on wall above staircase
- 2 huge windows overlooking pool
- Custom metal chandelier

F. Dining Room

- Exposed beam and wood-paneled ceiling
- 3 windows overlooking courtyard
- 2 ceiling speakers
- Wood flooring

G. Bar / Man Cave

- Special ventilation system to eliminate cigar smoke
- Leather finish quartz bar counters
- Authentic restaurant booth with red leather seating, surrounded by wood paneling, tin ceiling and a custom light fixture

- Wet bar
- Wine refrigerator
- Ice maker
- Walk-in wine cooler room
- Cabinets with decorative glass doors
- Wood flooring
- Wainscoting
- Double wood doors and French doors opening into private patio area
- Powder bathroom

H. Primary Bedroom

- Double walk-in closets, one of which has custom cabinets and shelving
- Wood accent paneling on one wall
- Slider opening into patio area
- Modern style gas fireplace
- Crown molding
- Speakers in the ceiling

I. Primary Bathroom

- Quartz counters
- Decorative tile flooring
- Custom cabinets and shelving for storage
- Unique frameless glass enclosed shower and bathtub area with subway tile on the floor, walls and ceiling, 2 tile and quartz built-in benches, double waterfall showers and stand-alone bathtub.
- Steam element for shower area
- Ceiling speakers
- Decorative light fixtures

J. Entry Area

- Double wood doors with glass and metal accents.
- Exposed beams and wood paneled ceiling
- Wood/stone flooring

K. Second Story Game Room and Bar

- Wood flooring
- 5 huge windows overlooking the golf course and lake

- Granite bar counters
- Sink
- 2 pull-out refrigerator drawers
- Ice maker
- Wood cabinets with shelving and glass doors
- Glass tile backsplash
- Second staircase leading to kitchen
- Slider opening to balcony overlooking golf course
- Travertine tile flooring on the balcony
- 2 heaters installed on balcony ceiling

L. Study

- Wood flooring
- Built-in cabinets and bookshelves
- Four windows overlooking front courtyard
- Exposed beam and wood panel ceiling

M. Four Additional Bedrooms

- One is on the ground floor with carpet and extra thick padding, decorative wallpaper, speakers in the ceiling and an en suite bathroom
- Three are on the second floor with high-end carpet and walk-in closets. Two of them have en-suite bathrooms and one has a built-in desk and cabinets.

N. Two Additional Powder Bathrooms

- The downstairs bath has custom tile flooring, a _____ stone sink, decorative tile on one wall and tile baseboards.
- The upstairs bath has a granite counter, wood flooring, crown molding, glass tile backsplash and a ceramic sink.

O. Backyard

- Amazing view of the golf course and lake
- Covered patio with 3 fans
- Sunken PebbleTech pool and raised spa
- Extensive concrete and flagstone hardscape
- Sunken lounge area with built-in couches
- Numerous raised planters with trees
- Outdoor kitchen under pergola

- Firepit
- Speakers in patio
- Artificial turf yard

P. Private Patio

- Hidden in side yard with access from man cave
- Rock fireplace
- Flagstone flooring
- Raised flower beds
- 3 ceiling mounted heaters