

175 Wade Pointe Drive

Improvements/Upgrades List

Breakfast area: Wood Cornices over windows

**New Light Fixtures in Breakfast, Kitchen, and Dining area.
New microwave & pantry door in the kitchen.**

Decorative inlay above Fireplace

Wood Stairway

Under Stair Storage

LED Lights

Office Entry Trim and French Doors

Stair Wall Trim

New Carpet in Downstairs Extra Bedroom, stairs, upstairs 2026

Large Ceramic Tile in Master

Electric Light Changing Fireplace in Primary Bedroom

Built-in Wall Shelving in Primary Bedroom

Upstairs Bathroom: Built-in Shelving

Bathroom Faucets upstairs

**AC Capacitor 2025
AC Coils in 2022**

Outdoor grill and griddle

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THE CALLIHAN TEAM



25ft Custom Curtains

Ceiling fans all 5 bedrooms

Embrighten custom lighting under roof

**Formal Dining: custom tile backsplash, shelves, and mirror,
Granite counter and cabinets.**

Programmable sprinkler system and underground drainage

New closet door in the Primary Bedroom.