

9907 REGAL BEND

PREMIUM UPGRADES & FEATURES

Built 2021 — Move-In Ready

DESIGNER FARM HOUSE KITCHEN

- Upgraded white shaker cabinets with toppers
- Waterfall island in porcelain gray with rectangular table extension
- Under-cabinet lighting
- (2) industrial cage lights over island table
- Pot filler
- Electrolux 36" gas range with wall oven and combination oven/microwave
- Electrolux dishwasher
- Café wine fridge
- Subway tile backsplash
- 30" stainless steel under-mount sink
- Under-sink water filtration system
- Delta Essa Touch2O matte black faucet
- (2) built-in ceiling speakers

RESORT-STYLE POOL & BACKYARD

Custom 100' perimeter salt & UV pebble-finish pool

- Attached spa
- Autofill system
- Tanning deck with (2) loungers
- (2) bubblers
- 3 waterfalls
- Floor circulation system
- LED lighting
- Pool heater

Outdoor Kitchen

- 38" grill
- 30" griddle
- Outdoor fridge and sink
- 4-speaker sound system
- 2 ceiling fans

Backyard Extras

- Fire pit
- Tropical oasis: 2 mature Piru King palms, 4 sago palms, variegated ginger, bird of paradise
- Professional landscaping with landscape lighting and French drain system
- Security system: (4) hardwired 4K cameras + video doorbell camera

FRONT YARD

- Oversized steel courtyard gate
- Widened driveway
- Adjustable-height basketball net

PRIMARY SUITE

Bedroom

- Upgraded ceiling fan and wall switch
- Plantation shutters
- Crown molding

Bathroom

- Shaker cabinets with glass cabinet topper
- Porcelain countertops
- Floating soaking tub with floor-to-ceiling subway tile
- Frameless shower with (2) waterfall shower heads, handheld wand, floor-to-ceiling subway tile, marble mosaic floor
- (2) LED mirrors
- Herringbone tile flooring through closet
- Chandelier

FAMILY ROOM

- Tiled fireplace wall
- Wood built-ins with (3) floating shelves flanking fireplace
- Oversized 60" ceiling fan
- 5.1 surround sound system
- TV mount over fireplace
- Floor plug under couch

WHOLE HOME SYSTEMS & TECH

- Full brick and stucco exterior construction
- (2) HVAC units
- (2) Energy-efficient Ecobee smart thermostats
- Energy-efficient spray foam insulation
- Whole-home surge protector
- UniFi 48-port Ethernet switch with (4) indoor + (1) backyard WiFi access points
- In-wall pest control spray system
- Front and rear internet-accessible smart sprinkler system
- Gutter system routed to sewer drainage
- Upgraded matte black door handles throughout
- Modern rectangular baseboards throughout
- Ceiling fans in all bedrooms
- All bathrooms fitted with upgraded stainless steel faucets

ENTRANCE

- Double-door entry
- Chandelier

GAME ROOM

- Prewired for projector
- Prewired for 7.1.4 surround sound

DINING ROOM

- Modern 8-candle LED light fixture
- Board and batten accent wall
- (2) built-in ceiling speakers

OFFICE

- Chandelier
- Plantation shutters

MAIN FLOOR GUEST SUITE

- Upgraded LED mirror
- Plantation shutters

LAUNDRY ROOM / MUDROOM

- Herringbone black slate tile flooring
- Built-in upper and lower cabinetry
- Board and batten paneling
- Industrial cage light

2ND STORY WORKOUT ROOM

- (2) oversized wall mirrors
- LED light

2ND STORY JACK & JILL

- Upgraded shower
- (2) LED mirrors
- Upgraded tile
- Plantation shutters in bedrooms

GARAGE

- Water softener
- Tankless water heater
- (4) 4'x8' ceiling-hung storage shelves

FLOORING

- Light wood-plank tile throughout main floor
- Porcelain tile in bathrooms
- Upgraded carpet throughout 2nd story