

Premium Upgrades. Thoughtful Details. Elevated Living.

The sellers thoughtfully invested in extensive builder upgrades, premium finish selections, and additional post-construction improvements to create a refined, elevated living experience with enhanced comfort, functionality, and modern convenience throughout the home.

OVER \$100,000+ IN CURATED UPGRADES

DESIGNER SELECTIONS + LIFESTYLE FEATURES

UPGRADE CATEGORY	HIGHLIGHTED SELECTIONS	APPROX. VALUE
Kitchen & Entertaining	Quartzite island, upgraded cabinetry, designer backsplash, upgraded sink package, premium appliances, under-cabinet lighting	\$10K+
Flooring & Interior Finishes	Luxury vinyl plank flooring, upgraded tile selections, enhanced carpet and padding, iron stair balusters	\$13K+
Bathrooms	Enhanced stone selections, upgraded shower finishes, framed mirrors, designer plumbing fixtures	\$12K+
Lighting & Smart Ambiance	Pendant lighting, upgraded bath fixtures, recessed lighting upgrades, permanent JellyFish exterior lighting system	\$8K+
Architectural Enhancements	Extended covered patio, upgraded fireplace surround, upgraded front door and garage door	\$18K+
Finished Upstairs Bonus Room	Additional finished flex room ideal for media, office, fitness, playroom, or guest use	\$20K+
Exterior & Utility Improvements	Backyard drainage system improvements, full gutter installation, additional exterior electrical upgrades	\$8K+
Modern Convenience Features	EV charging outlet/port installation, whole-home window coverings and faux wood blinds package	\$6K+
Additional Designer & Lifestyle Selections	Neutral designer palette, upgraded trim details, enhanced staircase finishes, additional gas line upgrades	\$5K+

HIGHLIGHTED INTERIOR FEATURES

- Luxury vinyl plank flooring throughout major living spaces
- Level 5 quartzite kitchen island and upgraded perimeter countertops
- Custom painted cabinetry with upgraded hardware selections
- Designer pendant lighting and elevated decorative fixtures
- Framed mirrors and upgraded bathroom finish selections
- Under-cabinet LED lighting package
- Enhanced staircase with stained red oak and satin black iron balusters
- Finished upstairs flex/media room for additional living versatility
- Whole-home window coverings and faux wood blinds package

ARCHITECTURAL & LIFESTYLE ENHANCEMENTS

- Extended covered patio designed for entertaining and outdoor living
- Professionally installed backyard drainage improvements
- Full gutter system installation
- Permanent JellyFish exterior lighting system for year-round ambiance and curb appeal
- EV charging outlet/port for modern convenience
- Upgraded fireplace with cast stone surround and enhanced mantel
- Enhanced front entry door with iron grille detailing
- Upgraded garage door and exterior finish selections
- Additional gas line upgrades for utility and outdoor use
- Thoughtfully curated neutral designer palette throughout the home