

6839 Shamrock Trail

<u>Builder Upgrades (Approximately \$110,000)</u>	<u>Builder Upgrades (con't)</u>
<ul style="list-style-type: none">➤ Kitchen<ul style="list-style-type: none">○ Level V-B cabinet○ Extend cabinet over refrigerator○ Upgraded cabinet crown molding○ Cabinet end panels○ Custom Waines Coat door panels○ 30" Slide-In range○ Convection microwave○ Additional glass doors○ Lazy Susan○ Trash pull-out○ Pantry pull-outs○ Cabinet pull-outs○ Group 2 granite○ Tumblestone backsplash○ Extended 18-inch granite○ Cast Iron Enamel under mount sink○ Kohler Avatar faucet○ Soap dispenser➤ Master Bath<ul style="list-style-type: none">○ Group 2 granite countertops○ Shower wall w/marble to ceiling○ Frameless shower door○ Level V-B cabinet○ Level V-B custom linen closet○ Mirrors to ceiling w/bevels○ Under mount sinks○ Delta polished brass faucets○ San Raphael one-piece toilet○ Pocked commode door➤ Bath 2<ul style="list-style-type: none">○ Shower wall w/marble to ceiling○ Shower in lieu of tub○ Frameless shower door○ Level V-B Cabinet○ Mirrors to ceiling w/bevels○ Group 2 granite countertop w/banjo○ Under mount sink○ Delta polished brass faucets○ Glass block window➤ Powder Room<ul style="list-style-type: none">○ Level V-B Cabinet○ Mirrors to ceiling w/bevels○ Group 2 granite countertop○ Under mount sink○ Delta polished brass faucets	<ul style="list-style-type: none">➤ Interior General<ul style="list-style-type: none">○ Crèma Marfil marble floors installed on the diagonal through out entire house○ Custom foyer inlay○ Bedroom 3 (Den) pocket doors○ Deleted wall between Dining and Living room to create Great Room○ Interactive Cream paint package○ Garage extension➤ Electrical upgrades<ul style="list-style-type: none">○ Intercom system○ Quiet exhaust fan○ Over 35 additional recessed lights○ Additional outlets○ Additional switches○ Decora style outlets○ 20 Amp dedicated circuit in garage○ Wall sconces○ Additional security keypad○ Stereo pre-wire surround sound➤ Laundry Room<ul style="list-style-type: none">○ Upgraded washer and dryer○ 42 inch cabinets○ Extended base cabinet○ Extra 42 inch cabinets○ Pocket door➤ Exterior<ul style="list-style-type: none">○ Widened entry walkway○ Ramp entry○ Increase width of driveway○ Additional patio pavers○ Patio paver retaining wall○ Gutters – Entire House○ Accordion storm shutters○ Family room French doors <p><u>Post-Close Upgrades (Over \$50,000)</u></p> <ul style="list-style-type: none">➤ Extensive landscaping with lighting➤ Extended Screened Patio➤ Upgraded fans and light fixtures➤ Hunter Douglas blinds➤ Plantation shutters➤ Crown molding in every room➤ Closet built-ins➤ LG French door refrigerator➤ Etched Glass side light

*Information deemed accurate but not guaranteed